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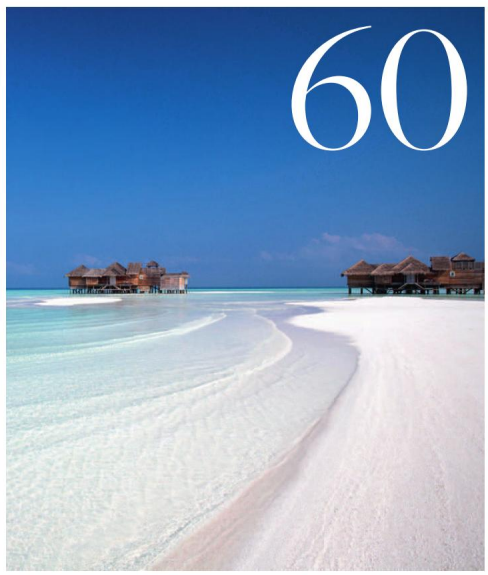

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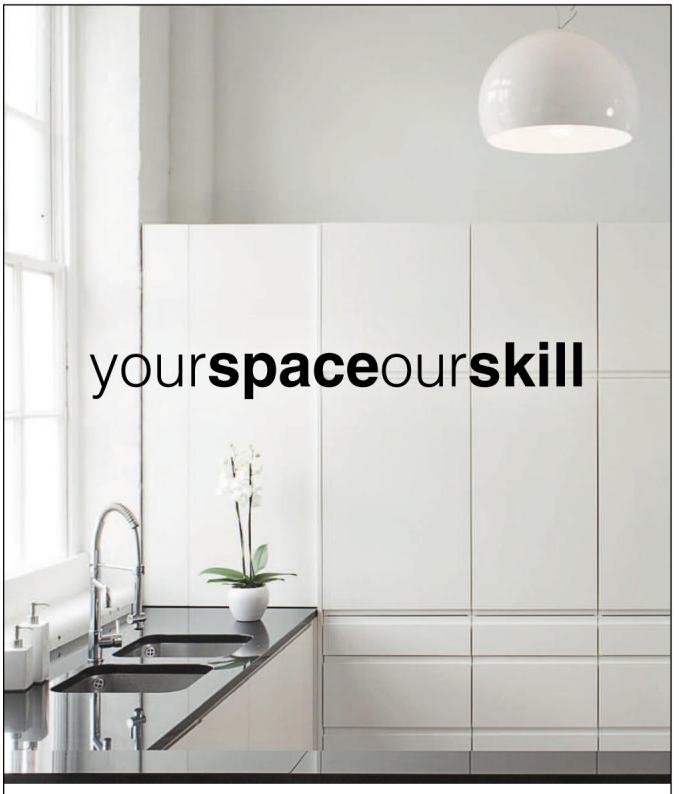

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#Summer might be on the way out, but it's always #tropical in the new #butterflyhouse @hornimanmuseumgardens

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Wish we were chucking ourselves off the top of the #ZipWorld tower again!

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ELANOR TRAVERS (HAIR) AND ERIN FULLER (MAKE UP), GINA CONWAY PRIVÉ; GINACONWAYPRIVE.COM. PHOTO BY TOM DUNKLEY

OCTOBER 2017

Letter from the EDITOR

There are not many finer things in life than being in the presence of great actors on stage. Watching drama unfold before your very eyes is a wondrous thing. Recently I saw what I think is the play of the year: *The Ferryman*. It stars Paddy Considine, one of my favourite actors, for a start, but is written by theatre heavyweight Jez Butterworth and directed by cinematic gold in the form of Sam Mendes.

If you haven't seen it yet, make sure you do before mid-October as the cast will be changing, a consequence of its enduring success. I am sure the incoming cast will be just as good, but everything in place now seems perfect, including the performance of south east London actress Genevieve O'Reilly. She's riding on a crest of a wave right now: last year she was in *Rogue One: A Stars Wars Story*, as well as the lead in *The Secret* on TV that garnered rave reviews, and this month we will see her in the next big Sky Atlantic production, *Tin Star*. I have seen the early episodes and I couldn't help thinking of *Twin Peaks*. Not the utterly bonkers, but the fact there are comedy moments mixed in with elements of shock. O'Reilly tells us a little bit more of what to expect over the page.

From one O'Reilly to another, Homes Editor Kara O'Reilly takes the plunge and showcases the best in bathroom design. She also rounds up the best from the many interiors festivals and fairs that took place in September, with some exciting launches. And for anyone with a craving to look after their vintage stuff, make sure you read about Muck N Brass, an upcycling haven in Brockley.

Drama of an unwelcome sort is also touched upon, as Nick Jones visits the man behind Applebee's in Borough Market, who came face to face with evil during the terror attack of 3 June. It certainly made me take stock of life.

Mark Kebble, Group Editor
Mark.Kebble@archant.co.uk

Living South resident

Charles House, 108-110 Finchley Road, Hampstead, London NW3 5JJ
theresident.co.uk

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Distributed in Dulwich, Crystal Palace and surrounding areas

ON ROCKY GROUND

Whether dealing with The Troubles, evil Galactic empires or Canadian grizzlies, Genevieve O'Reilly seemingly takes it all in her stride

Words MARK KEBBLE

O'Reilly in The Ferryman, opposite Laura Donnelly, with more of the cast below

Not many of us have great memories of queuing in a post office, but not so Genevieve O'Reilly. 'I remember being in a line at the New Cross post office, waiting with my two-year-old in tow and then the phone rings,' she recalls. 'It was the producer of *Star Wars* asking if I would come back and be in it again… I remember trying to keep my two-year-old busy with pens or something at the same time – it was a wonderful juxtaposition in my life!'

O'Reilly laughs at the memory and she has plenty to be happy about right now. After having most of her speaking scenes cut in *Star Wars Episode III: Revenge of the Sith* back in 2005, her character Mon Mothma – leader of the Galactic Senate's Loyalist faction (ie, the good guys) – returned for spin off *Rogue One* last year, a smash hit and my second favourite *Star Wars* film (after, as O'Reilly guesses correctly, *The Empire Strikes Back*). 'It was amazing to be a part of that,' she gushes. 'It was a huge studio film, but Gareth [Edwards, the director] made it so character driven, using really creative shots, having great conversations on set and he wasn't afraid to get down and dirty. The fans are wonderful, they are always positive – it speaks to so many people. It's lovely to be part of something that really means so much to different generations.'

It's lovely to be part of something that means so much to different generations

Although she's not in the local post office when we speak, O'Reilly will be picking up her daughter at her local south east London school in 30 minutes, something that is an absolute luxury for her. 'I don't have to fly anywhere, I can take my kids to school in the morning, go to Sainsbury's… Oh my god, I love it!' The reason for her unbridled joy is her starring role in *The Ferryman*, at the time of writing just starting a West End run after an acclaimed stint at the Royal Court.

The play was already onto a winner considering Jez Butterworth is the writer and Sam Mendes the director, but even so it's an astonishing piece of theatre with a truly exceptional ensemble, young and old. O'Reilly plays Mary Carney, wife of Paddy Considine's Quinn Carney, whose dark past in the IRA comes back to haunt him. 'It's a true joy to be a part of something that's a brilliant play, but also one that touches so many people,' she says. 'People respond to it in very honest ways.

JOHAN PERSSON

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It's a very unique experience to be sharing this story with people each evening, to hear the laughs, to hear when they go completely silent, when you can hear people are crying, when they feel uncomfortable…'

O'Reilly will be involved with *The Ferryman* until mid October, but isn't the reason for our chat today. From south east London to the Canadian Rockies, O'Reilly will soon be seen in Sky Atlantic's new primetime show *Tin Star*, playing the wife to Tim Roth's Jim Worth, a former London police detective who becomes the new police chief of a small town in the Rocky Mountains.

Rogue One: A Star Wars Story

Set to be first screened in early September, the first four episodes that I have been privy to are astonishing and I mention that one of the first things I thought of when watching *Tin Star* was *Twin Peaks*. It's not anywhere near as weird, but there are some hilarious comedic moments interlaced with shocking dramatic scenes. The first episode, in particular, will blow you away with its start and heart-rending conclusion.

'That's a really lovely parallel,' O'Reilly says, pleased with my analogy. 'I certainly hope it feels as dark and interesting and funny as you found it. It's set so remotely and that landscape is almost like a character in the piece. The creators were really unafraid to be truly ambitious for the piece cinematically, but also in story and in character, and it was a really collaborative effort. Rowan [Joffe, the creator of the series] was really interested in my understanding of my character, and what a mum might say to her child. He was really interested in our contribution. It was a special thing to be a part of.'

As good as O'Reilly and the cast are, Roth is simply astonishing in the lead role. 'I loved working with Tim,' O'Reilly says. 'We had a wonderful friendship and working relationship, we just got on brilliantly. He's from south east London too, he grew up around here and his mum taught at the school right near where I live, so we had a ball. What an awesome actor.'

It was just last year too that O'Reilly wowed us all in *The Secret*, a thriller made all the more horrendous as it was based on a true story. Does that and the likes of *Tin Star* go to show how much TV has come on over the years? 'The landscape of TV is changing with streaming and with producers being interested in audiences – how they are watching things is changing and what they would like to see. Something like *Tin Star* respects that. Audiences love character driven pieces, they love a cinematic style, and they are very educated as far as comedy and drama intertwines. *Tin Star* is certainly a nod to audience's tastes.'

Tim Roth dazzles in Tin Star

Looking at three things we have covered so far – from one of the biggest movie franchises ever and a sure-fire Sky Atlantic TV hit, to the intimacy of the stage – suggests how diverse O'Reilly's career has been to date. 'I feel very lucky to participate in all the different genres – film, stage, TV,' she agrees. Her characters, too, have been a real mix and, oddly, the day we speak is the 20th anniversary of Princess Diana's death, who O'Reilly played in a TV docudrama a decade ago. The programme wasn't well received, but O'Reilly doesn't look back on it with any regrets. 'Our work as actors is to touch on the humanity of a character, who that is and what their story is. It still boils down to the same thing – no matter what the story, they are a living, breathing human being trying to make the best of themselves. Diana was a woman, a mum, a person who was trying to make the best of the life she was given.'

Whatever the role that comes Genevieve O'Reilly's way, you can be assured of a special delivery. ■

Tin Star is on Sky Atlantic now

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ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH}

FAMILY TIES

A rather colourful and unique exhibition is heading to Waterloo

Illustrator, author, and prominent QC, Frank Hinks, will present his original hand-painted illustrations at The Cello Factory in Waterloo to celebrate the publication of his illustrated storybook *Rock of Ramion*. Hinks will showcase over 100 colourful surreal paintings from 29 September-8 October that illustrate the adventures of his family, who have been transformed into larger than life characters for his fantasy storybook. The stories and illustrations featured in this unique book and exhibition were inspired by the bedtime stories Hinks created for his own children.

The Cello Factory, 33/34 Cornwall Road SE1 8TJ

Frieze frame

View, browse and buy world-class art from the best international galleries at the Frieze Art Fairs in the beautiful surroundings of Regent's Park. Every year, Frieze hosts two important art fairs side by side in the Royal Park: Frieze London which showcases the best of contemporary art, and Frieze Masters which specialises in art from the past. Also don't miss Frieze Sculpture, with work popping up in the park itself.
5-8 October; frieze.com

WITH A LITTLE HELP FROM FRIENDS

On now at The Book Club until 5 November, *Reverberation* is a new and unique body of work created by legendary Photographer-Director Dean Chalkley and Creative Director Ciaran O'Shea from studio Discordo. A series of large images inspired by The Beatles seminal album *Sgt. Peppers Lonely Hearts Club Band* will be presented at the venue, with many of the subjects contained within *Reverberation* being friends and associates of Chalkley and O'Shea.
100-106 Leonard Street EC2A 4RH; 020 7684 8618; weareтbc.com

BRIDGING A GAP

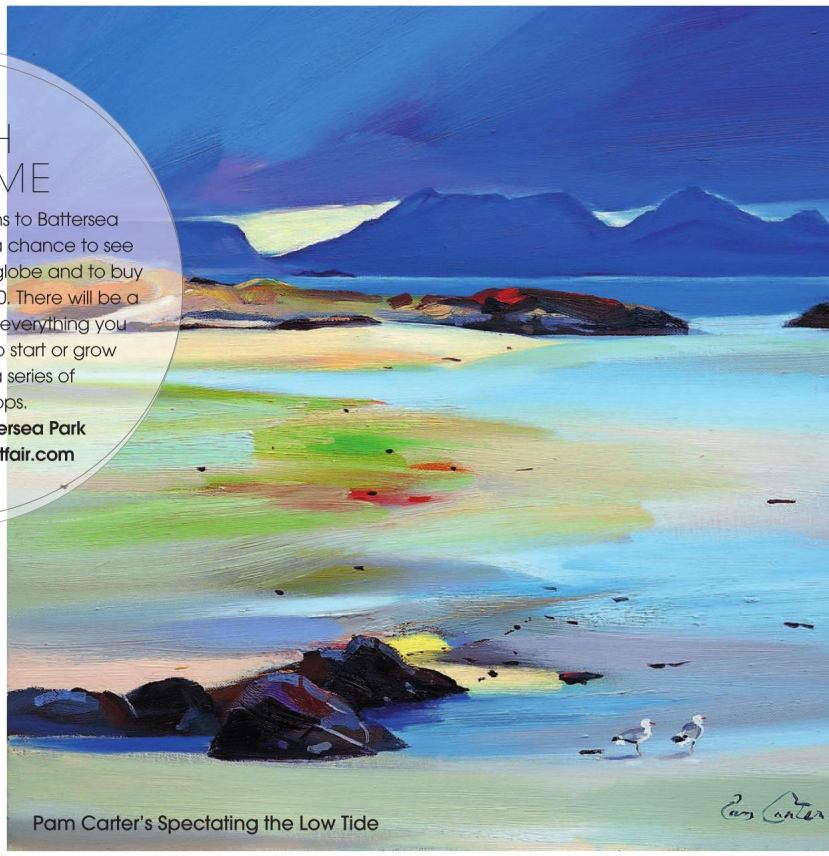
All 72 bollards of St Thomas Street outside the revamped London Bridge Station will be covered with C-prints of Jennifer Abessira's photographs. Her vibrant images are a combination of repurposed archival images or captures of the artist's impression of important local symbols.

LOST AND FOUND

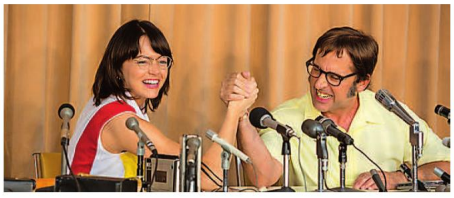
Hamiltons Gallery presents *Lost in L.A.*, the most recent series by the photographer Christopher Thomas. With these atmospheric black and white photographs, Thomas brings his unique style of city portraiture to Los Angeles. As with his previous series, he transports the viewer to a silent city, devoid of human presence and cars, particularly extraordinary in a portrait of L.A. The exhibition, running until 14 October, includes classic views and motifs associated with the city, such as the Hollywood Sign, Randy's Donuts, Sleeping Beauty Castle in Disneyland and Santa Monica Beach, as well as more unexpected pictures.
13 Carlos Place W1K 2EU; 020 7499 9494; hamiltonsgallery.com

WELL WORTH YOUR TIME

The Affordable Art Fair returns to Battersea from 19-22 October, offering a chance to see artists and gallerists across the globe and to buy works ranging from £100-£6,000. There will be a host of expert talks exploring everything you need to know about how to start or grow an art collection, plus a series of hands-on workshops.
Battersea Evolution, Battersea Park SW11 4NJ; affordableartfair.com



Pam Carter's Spectating the Low Tide



LET BATTLE COMMENCE

The 61st BFI London Film Festival will be serving up *Battle of the Sexes*, starring Emma Stone and Steve Carell, as this year's American Express Gala. The film, which looks back on when tennis champion Billie Jean King took on Bobby Riggs in 1973, will receive its European Premiere on Saturday 7 October at Odeon Leicester Square, with Stone herself, Andrea Riseborough, Elisabeth Shue, directors Valerie Faris and Jonathan Dayton, and the legendary Billie Jean King expected to attend. The festival itself runs from 4-15 October.
To book call 020 7928 3232 or visit bfi.org.uk/lff

Under one Umbrella

London's flagship festival of international dance returns from 11-28 October. It opens with Satchie Noro and Silvain Ohl's spectacular outdoor performance of *Origami* on a 40ft shipping container at Battersea Power Station on 11 October, before heading to other venues including Peninsula Square and Trinity Buoy Wharf.
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JENNY ECLAIR

Going all things Ghost thanks to a new interest

Hello, I've got a new hobby. I'm doing pottery. Have you ever done pottery? Looks easy doesn't it? I thought, I'll do a starter session, watch the teacher for ten minutes and then start knocking out pots, this is Christmas in the bag – I'll probably begin with bowls before moving on to things with lids and spouts.

Hmm… It's 24 hours since I sat at that kiln and my arms feel like I just rowed the entire length of the Thames. Believe me, I have never felt any exercise tug on my bingo wings in the way clay does.

Back in the 80s when all us kids had left home, my mother started to 'pot', bringing home various shaped vessels which had been thrown, glazed and fired. She went through a rather grey and beige phase, followed by a period where everything was dappled in either blue or yellow with a sponge, then she went a tiny bit Japanese.

I never commented on any of her pots. I never said, 'Hey Mum, that's a great jug, you made a fabulous handle there and look it actually pours, wow ace rim work by the way and how did you get that neck so skinny on that vase?' I simply ignored her entire oeuvre, and so yesterday when I got home from my three hour pottery session at The Peckham Kiln Rooms, I phoned her to apologize, because guess what? Pottery is really hard – like really hard. The clay won't do as it's told, the wheel has a mind of its own and once you lose control of your raw ingredient – it's not like pastry, you can't just ball it back up again and have another go – the clay is unworkable.

Out of six attempts, I managed two bowls, small bowls, the kind of thing you might put olives or salted almonds in, the sort of thing that if I saw for sale in a shop with a 30 quid price tag on, I'd tut and move swiftly on. Not anymore, now I would pick it up, admire the craftsmanship, run my fingers over the glaze and think, 'sucker… I wouldn't sell either of

mine for under 60!' Let's just hope they survive the kiln. I shall keep you posted.

So, how do we feel about 'box parks'? Because, apparently, after Brixton and The Elephant, Camberwell is next in line to get one. OK, I'm going to admit something here, I don't get box parks. I know it's all very groovy to have shipping containers balanced on top of each other hosting pop up this and that, but whilst HSBC bank is still lying empty and the old Woolworths site is uninhabited, I can't really see the point.

Oh and while I've got a bee in my bonnet about temporary structures, I might as well tell you that the Dulwich pavilion at the gallery really annoyed me this summer. I just know it cost a fortune and for what? The arts are too strapped for cash to let anything go to waste, although that said, they did serve a very good roast salmon and horseradish lunch! Honestly, I'm such an old hypocrite, what's the betting I'll be first down that box park. I might even open up a pop up pottery shop. r

Follow @jennyeclair

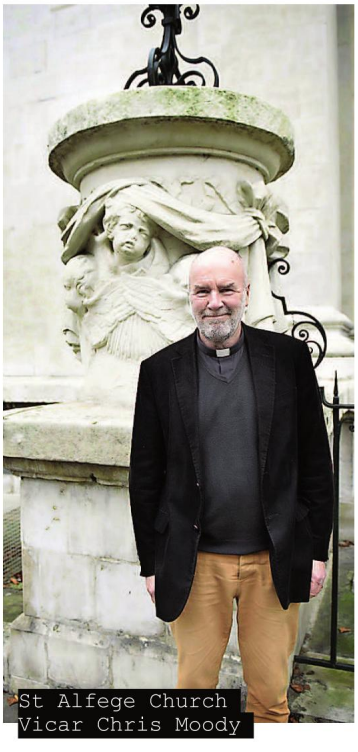
MAKING

The past and present are coming together to truly showcase the charms of Greenwich

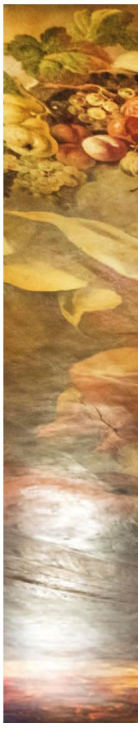
Words NIKKI SPENCER

From Hawksmoor churches and baroque interiors, to contemporary art and plans for gleaming glass towers, Greenwich truly celebrates the past and looks to the future. 'St Alfege Church is at the heart of Greenwich and is so rich in history,' Vicar Chris Moody explains. 'Henry VIII was baptised in the church. His court composer Thomas Tallis, known as "the father of English Church music", was his organist, and both he and General James Wolfe are buried here alongside other figures of local and national importance. We want to be able to share these stories with everyone and open up the church's hidden spaces.'

The famous Grade I listed Anglican church, which is right in the town centre, is currently applying for Heritage Lottery funding for their Heart of Greenwich Place and People project. This aims to highlight the architectural importance of the building and improve its access and facilities for visitors. The church received £150,000 of development money in August 2016, and if its application is successful plans include opening the crypt and other hidden spaces, putting its rich history on display, and providing improved access by ramp from the North Entrance as well as essential repairs to the building itself.


St Alfege Church Vicar Chris Moody

Every Thursday at 1pm the church already hosts popular free lunchtime recitals and concerts often by students from nearby Trinity Laban Conservatoire of Music and Dance. St Alfege



the GRADE

Go on a tour of the 'Sistine Chapel of the UK' in the heart of Greenwich

Church was the first complete church project undertaken by Nicholas Hawksmoor, a pupil of Wren and one of England's most original and significant architects.

During research at the Greenwich Heritage Centre for the Heart of Greenwich project earlier this year, Conservation Architect Richard Hill, of Richard Griffiths Architects, was excited to find an original ink and wash drawing of the north elevation of the church by Hawksmoor, probably dating back to 1712. 'This find is a wonderful start to our project and it is helping us develop our plans to reveal and conserve Hawksmoor's masterpiece,' says Moody.

In addition, Alison Fisher, a Greenwich resident and post graduate student at the University of Greenwich, has been awarded a Vice-Chancellor's Scholarship that will enable her to look into the church's role at the centre of the community over the last two and half centuries, and St Alfege Church is keen to hear from anyone with family links to the church.

The baroque architecture of Wren and Hawksmoor is also set to be celebrated in a new visitor centre and gallery, designed by Hugh Broughton Architects, in the King William undercroft, beneath the Painted Hall – dubbed the 'Sistine Chapel of the UK' – at the Old Royal Naval College.

The project includes the painstaking conservation of St James Thornhill's magnificent paintings, in which every inch of their 40,000 square foot surface is ▸

NOW Gallery at Greenwich Peninsula is adding wow factor

The conservation of the Painted Hall is offering visitors a unique experience

being lovingly cleaned and conserved. A bonus for visitors is that until September 2018 they can don hi-vis jackets and hard hats and climb up to a 60ft high observation deck where they can get so close to the vast paintings that they can see the brush stokes.

The 50 minute tours are proving hugely popular, getting five star reviews on TripAdvisor, and the Old Royal Naval College is a big hit with movie fans too. Empire magazine has called the ORNC 'the most popular filming location in the world' and you can pick up a free guide, which highlights just some of nearly 100 films that have been shot in Greenwich. Visitors can spot locations they will have seen in everything from *Pirates of The Caribbean: On Stranger Tides*, *Four Weddings and a Funeral* and *Les Miserables* to *Indiscreet*, the 1958 romantic comedy starring Cary Grant and Ingrid Bergman.

Over at Greenwich Peninsula, tourists and locals alike have been heading for the NOW gallery, which is building quite a reputation for free Instagrammable exhibitions. Their seven metre high space has this year exhibited everything from Molly Goddard's over-sized tulle dresses and Rebecca Louise Law's 10,000 fresh irises, to Camille Walala's fabulous multi-coloured maze.

On 12 October Dance Umbrella's outdoor show *Origami* sees the unlikely pairing of a giant shipping container with a gravity defying dancer in two 35 minute free performances on the banks of the Thames. The next day the gallery's new exhibition, *The Body Issue*, which is a study of body and anatomy through contemporary photography, film and digital media, opens and runs until 13 November.

Ikea will include a rooftop pavilion, a community area and a biodiversity garden

At the nearby the Millennium Way Retail Park, work is due to start this autumn on what IKEA promise will be their most sustainable store in the UK. The 33,000 sq m building, which is set to open late next year, will include a rooftop pavilion, a community area and a biodiversity garden, along with eco-friendly solar panels and rainwater harvesting.

Further in the future, plans for Knight Dragon's massive new Greenwich Peninsula development, which was given planning permission in 2015, will include 13,000 new homes, new retail and business space, a new tube and bus station and ferry terminal, along with a film studio and a 5k sculptural running track. The centrepiece will be a £1 billion building topped with a 'winter garden' atrium and a crown-shaped cluster of 30 storey curved glass towers by Spanish architect Santiago Calatrava. The future looks just as exciting as the past. r

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ART FOR ALL

Follow in the footsteps of Daniel Day Lewis and Jools Holland at the Blackheath Conservatoire

The Conservatoire in Blackheath brings accessible art, music and drama of the highest quality to the community, just as they have done for the past 136 years. A grassroots initiative established by local residents, with the adjoining concert venue, the Blackheath Halls, they form part of the oldest surviving purpose-built arts complex in London.

The Conservatoire welcomes around 2000 students a week, either to one of the 180 plus group courses run each term, or to receive individual tuition (of which there are over 20 different types). And you can expect the courses to be carefully designed to grow and adapt to users' needs, guiding them on their lifelong creative journey. There is something for everyone because of this, from babies, to accomplished adults.

Classes follow a carefully designed curriculum designed to unlock potential and creativity. The Roundabout and Play! Programmes introduce children aged 5–9 to individual instruments, offer an annual report and the opportunity to play together. All classes are structured but always fun as well. Each term, students have the chance to participate in concerts, exhibitions and drama productions in a working theatre.

The curriculum also includes age appropriate music, art, storytelling and drama classes from six months onwards; classes for young people, including music, a theatre company and a range of art classes, including print making, drawing and portfolio creation. The array of courses for adults is extensive, ranging from jazz to period music; life drawing to abstract art; interior design to book binding.

All tutors are professional artists of the highest calibre, trained at schools including the Royal Academy of Music, the Royal College of Music, and the Royal Scottish Academy of Music and Drama. As well as their quality, they share a nurturing teaching style. But don't just take it from us: past alumni include Kate Bush, Daniel Day Lewis and Jools Holland!

Don't be put off by the impressive Victorian façade. From the giant sandpits in the Creativity Garden, to delicious brownies in the Brockley Deli; the Conservatoire is a local meeting point, as well as a great resource. This September marks the 120th anniversary of the Art Building and a chance to create art in one of the country's only remaining purpose-built Victorian art studios is not one to miss.

They also run a huge variety of holiday courses. Some highlights of October half-term include *The Wizard of Oz* and *Wicked*-themed musical theatre workshops, a *Star Wars*-art class, the opportunity to create your own radio drama and a SEN friendly drama course.

There is also a vibrant events programme. Forthcoming highlights include evening jewellery-making on 29 September, family jazz concerts with the Ivy Club's Joe Thompson in October and November and an intimate musical *Nutcracker* on 10 December. It's a rare treat to find such an inspiring gem on our doorstep. From the grass-covered piano in the front garden to the quirky installations inside, as well as the events, we encourage you to try it out!

OFFER

Quote The Guide Resident when booking to be entered into a prize draw to win tea and cake for two in the Brockley Deli at the Conservatoire, and 50% off the next course that you book!

The Conservatoire, 19-21 Lee Road SE3 9RQ; 020 8852 0234 / 020 8852 0103; conservatoire.org.uk; info@conservatoire.org.uk
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NAILED *on* SUCCESS STORY

Discovering the eclectic world of Muck N Brass and the intriguing back story of founder Zoe Pocock

Words RUSSELL HIGHAM

The new Chimiracle wallpaper range

What do Nicole Kidman and a 1940s chest of drawers have in common? The answer is they've both been beautified at the hands of Zoe Pocock, a former celebrity nail technician who now runs Brockley-based furniture up-cyclers Muck N Brass. Through the same process that she used to wrap the nails of Hollywood A-lister clients such as Angelina Jolie and Barbra Streisand, she is turning south London's old and unloved furniture into bold and colourful pieces of functional art.

Pocock takes G-Plan and other vintage solid wood furniture, professionally restores it and then applies designer wallpapers, vintage posters – in fact, anything that can be printed on paper – plus a hard-wearing, clear varnish top-coat to create unique, distinctive statement pieces that start at £150 for a three-drawer chest. 'We're the Topshop of the furniture world – our stuff is funky, functional and affordable,' says the 43-year-old, who started the business four years ago. In her previous career as a manicurist to the rich and famous, she came up with the then-unknown idea of applying a printed wrap that didn't require heat to bond it to the fingernail, making it ideal for fashion shows and magazine shoots where models don't have time to literally watch paint dry. Flustered by her attempts to find a TV cabinet that wasn't, in her own words, 'either flashy or trashy', she saw a gap in the market for fashionable, well-made home furnishings that don't cost the earth. She applied the nail wrap principle to vintage furniture, giving it a new lease of life.

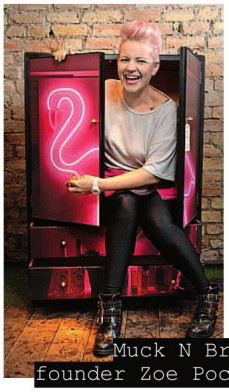
'It's like doing nails, but with a bigger brush!' Pocock jokes. 'There's all this beautiful, well made, solid wood furniture from the 40s and 50s lying around, but it looks old fashioned and nobody wants it in their homes any more. So it's not expensive yet it's far better than anything you can buy flat-pack and has still probably got another 50 years of life in it. And if your taste changes, you can bring it back and we will apply a new print to the front that fits with your new style so you can keep it practically forever.'

As well as selling their own off-the-shelf items from used furniture that they have sourced themselves, Muck N Brass also take commissions to create bespoke work from customers' own pieces, often inherited family heirlooms that don't fit with a new decor. Most of her customers are in London, but she will deliver anywhere in the country for £30, often going along in the van herself to see the look of satisfaction in her clients' eyes as they take possession of their home's new talking point. 'Your surroundings affect your mood and your life. Having good, stylish furniture in your home can really make a difference to how you feel about yourself.'

Pocock has a keen eye for good design and loves mooching around south east London in search of inspiration. That now-ubiquitous pink flamingo print that you've seen everywhere (even on the set of *EastEnders* recently) was actually rediscovered by Pocock in the bargain bin of a wallpaper shop three years ago. It has now become the signature style that has made Muck N Brass famous and earned her the respect of even the fashion world crowd which she left behind. 'Matthew Williamson is a customer,' she smiles. She is just about to launch her own range of wallpaper featuring an animal print she designed herself called Chimiracle which, she claims, 'you can slap on your sideboard or hang on your bedroom wall'.

For those wanting to learn the art of funky furniture transformation, Muck N Brass run a one-day up-cycling school every other Saturday. 'We cover everything, from prep to painting, how to work out your design, how to find and buy the right furniture, even how to use social media if you want to start your own business.' Pocock herself has 13,000 Instagram followers and regularly takes sales enquiries and orders via the app. 'It's £120 for the day and we supply a piece for you to work on. Nobody leaves without a big smile on their face and a good table under their arm!' r

Muck N Brass Studios and Upcycling School, 2a Codrington Hill SE23 1LW / Muck N Brass Boutique, 72 Brockley Rise SE23 1LN; 0780 633 5622; mucknbrass.com



Muck N Brass founder Zoe Pocock

ZOE POCOCK PORTRAIT BY RUSSELL SACHS

BEST IN *SHOWS*

Our selection of some of the finest new pieces from the September design fairs

Story KARA O'REILLY

Class pottery

Abigail Edwards joined forces with MUCK ceramics to create these very on-trend vessels shown at London Design Fair. The limited-edition pots were individually wheel-thrown by MUCK's founder, Jayne Hernandez, before being hand-decorated with Edwards' Bird design, making each one unique.

From £49 each, abigailedwards.com

Graphic designs

Abstract pattern maestros Eley Kishimoto teamed up with Kirkby Design to create a range of eye-catching, tactile, luxe fabrics and wallpapers launched earlier this year in Milan. The prints were put to good use in the VIP and Press areas of Design Junction.

Fabrics, from £75 per m; wallpaper, from £90 per 10m roll. kirkbydesign.com

Good woods

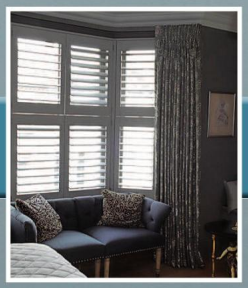
Forest & Found, AKA Max Bainbridge and Abigail Booth, exhibited these lovely wooden vessels, alongside their subtle textile work, as part of their contribution to the British Crafts Pavilion – one of the 14 specialist pavilions at this year's London Design Fair.

Vessels, made to order, forest-and-found.com

Take a seat

The gorgeous Gleda armchair designed by Space Copenhagen was part of the new collection of seven pieces by Benchmark, the British craft furniture makers co-founded by Sir Terence Conran and Sean Sutcliffe, on show at Decorex.

Gleda high armchair with metal arms by Space Copenhagen, £2,550, and Eleanor coffee table by Byron & Gomez, £1,650, both benchmarkfurniture.com



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Lighten up

Luxe lighting specialists, CTO Lighting, launched this exquisite – and hugely glamorous – Organic pendant light, alongside a second collaboration with upcoming Flemish designer, Michael Verheyden, during the festival. Both collections demonstrate the company's trademark attention to detail and high-quality materials.
Organic pendant, made to order, ctolighting.co.uk

History paper

Britain's biggest wallpaper manufacturers, Graham & Brown, created a fascinating, totally immersive, pop-up experience called The House of Wallpaper at 19 Greek Street. It took visitors on a whistle stop tour through the history of wallpaper, as well as the process of creating a design.
Botanical Dusk Wallpaper, £50 per roll, grahambrown.com

Black out

To celebrate his 10th anniversary year – and 10th London Design Festival show – product designer Lee Broom showed a limited-edition collection of some of his most iconic pieces, all remade in dramatic black.
Fulcrum three-piece chandelier in black, £1,026, leebroom.com

Fine china

The Geffrye Museum was the showcase for an eclectic variety of work by more than 50 of the best ceramicists from across the UK. At Ceramics in the City, punters could not only view the items, they could meet the makers and buy pieces, such as these delicate vessels by Yuta Segawa.
geffrye-museum.org.uk

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Seating arrangements

The Miyazaki Chair Factory collection from Japan, which is now exclusively available in the UK through Aram, was officially launched during London Design Festival. Creating chairs and tables using traditional skills, the company produces pieces from both Danish and Japanese designers – both past masters and current practitioners.

IS lounge chair by Inoda & Sveje, made to order, aram.co.uk

Floor show

Alternative Flooring launched its Margo Selby Stripes collection, which includes rugs and runners as well as carpet. Textile designer Selby chose three contemporary colour palettes for her range of stripe styles – from ticking to block – for gloriously bold flooring that packs a punch.

£73 per sq m, alternativeflooring.com

BEST OF THE REST

Timorous Beasties
This is Tropical Clouded Leopard, the newest fabric and paper print by dynamic pattern purveyors, Timorous Beasties. As with many of their well-known designs, it has a dark edge, with the leopard shown preying on a tropical bird. (timorousbeasties.com)

Ochre
Another anniversary – this time 21 years – more launches to celebrate. High-end lighting and furniture specialists, Ochre, brought out Sungaya, this rather fabulous leather-wrapped floor lamp with silk shade. (ochre.net)

Mini Moderns
To coincide with Decorex's 40th anniversary celebrations, Mini Moderns launched their 10 year anniversary wallpaper collection – and largest yet – Saturday Night/Sunday Morning at the show (minimoderns.com)

FIND OUT MORE...

London Design Festival (londondesignfestival.com);
Decorex (decorex.com);
Design Junction (thedesignjunction.co.uk);
London Design Fair (londondesignfair.co.uk);
100% Design (100percentdesign.co.uk)

Swarovski Crystal Palace
Hoorah! Swarovski and Tord Boontje once again teamed up to produce a brand-new LED chandelier, called Luminous Reflections. The only question is whether it will become as iconic as the exquisite Blossom chandelier produced under the same collaboration back in 2002. (swarovskigroup.com)

FIXTURES *LIST*

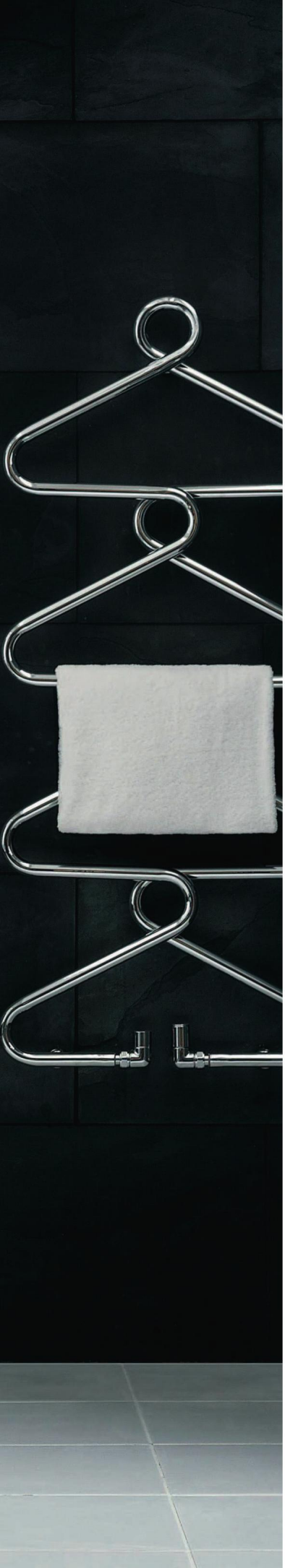
Any of the extras that you select for your bathroom – from the taps to the towels – are the perfect way to introduce a bit of personality to this most practical of spaces

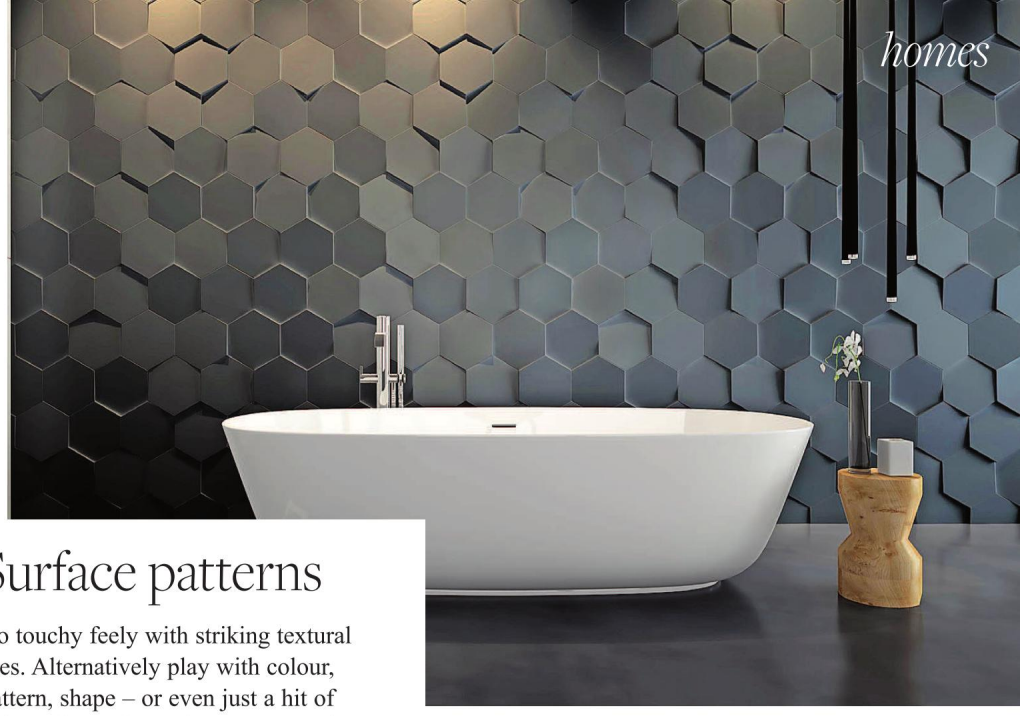
Story KARA O'REILLY

Cool radiator

Bathroom radiators are for heating the room, airing your towels and, if you so choose, another way to add a designer touch if you select a striking piece from one of the specialist suppliers.

Archibald radiator, from £678, bisque.co.uk





Surface patterns

Go touchy feely with striking textural tiles. Alternatively play with colour, pattern, shape – or even just a hit of coloured grouting – for a more modern way with bathroom walls.

WOW Hexa 3D tiles, from £180 per sq m, Stone & Ceramic Warehouse, sacw.co.uk

Open and shutter

Shutters are a practical choice for a bathroom window. Choose café styles, which allow you to adjust privacy and light levels as necessary. Select a coloured finish or attractive wood type for interest.

Cork bathroom shutter, from £299 per sq m, shutterlyfabulous.com

Floor show

Don't play it safe with your flooring. Try experimenting with graphic patterns or strong colours. Just remember this approach works best on either the walls or floors – not both.

Handmade and hand-decorated Marrakech tiles in Hammam, £19.95 per tile; Babylon copper bath, £6,650; Avebury bath and shower mixer, £1,125 and walls painted in Top Hat matt emulsion, £39.50 for 2.5l, all firedearth.com

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CLASSIC

Ashcroft tissue box cover, **£20, neptune.com**

Robert Welch Burford extending mirror, **£140, houseology.com**

Wooden bath tidy, **£49, thewhitecompany.com**

Canaan bath set, from **£32, uk.jonathanadler.com**

Mrs White's Baths & Basins natural cleaner, **£8, roullierwhite.com**

Hula shelf mirror, **£165, loaf.com**

Tonal towels

The easiest – and most affordable – way to create a different mood or look in your bathroom? With the accessories. Think coloured towels, or the likes of interesting soap dishes and toothbrush mugs.

Large hem towel, £12; khaki and pink linen washed towels, £12 each; two-tone soap dish, £9; all other items, from a selection, all by Gray & Willow, houseoffraser.co.uk

Lighten up

Bathroom lighting can be beautiful as well as useful. Add feature lights above the bath, around the basin and as a centrepiece. Just make sure the lights you choose are properly insulated for use in a bathroom.

Box wall light, £539, davey-lighting.co.uk

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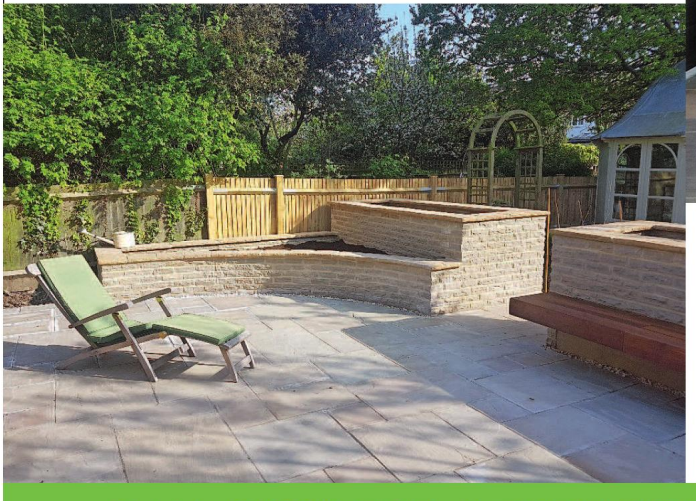

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Clean lines

The new-gen shower doors are less about being as invisible as possible than becoming design features in their own right. Try Crittall-style panels, frosted glass finishes or outline-edged designs.
MetalCraft frame, from £2,000, Majestic Shower Company, majesticshowers.com

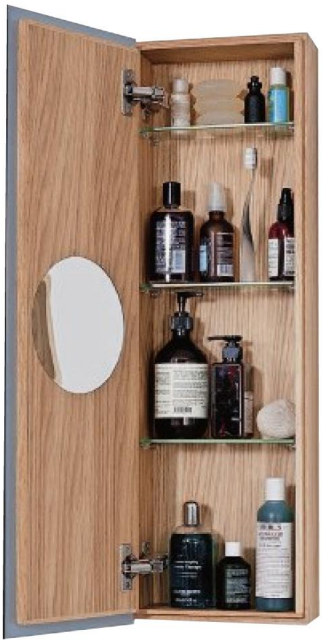
CONTEMPORARY

Aquanova Rocca bath mat, **£134, amara.com**

Retro pattern soap dispenser, £15, habitat.co.uk

Hama Bath Towel in Grey, **£30, Murmur**

Blomus Ara toilet brush in Anthracite, **£32.95, black-by-design.co.uk**



Wireworks Zone bathroom cabinet in oak, **£215, black-by-design.co.uk**

Lyon Beton concrete Cloud toilet roll shelf, from £109, rockettstgeorge.co.uk

Birillo bathroom waste bin by Piero Lissoni, **£50, alessi.com**

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RIGHT ROYAL SUCCESS

This Greenwich example on Royal Hill shows how Titman Design can add value to your home

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New spaces usually incorporate some elements of personal delight that arise when the client is encouraged to participate in the design process and offer a personal touch as a special feature. Titman Design offer unlimited designs as part of their service – so the client is always totally happy with the proposal prior to submission and that any design will be the best possible, quality space.

Titman Design offer as part of their planning design service computer generated images, so that clients, planners and Conservation Officers can more easily visualise finished spaces, internally and externally. Titman Design also offer, as part of this process, to revise submitted planning applications, should there be any issues with the design once submitted. In this way Titman Design after 20 years of practice have an almost 100% success rate with Greenwich Planners. r

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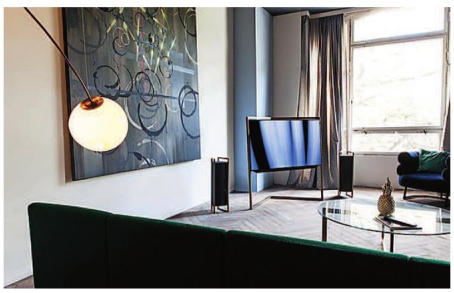
HOMES INSIDER

Kara O'Reilly rounds up what's hot in interiors

KARA'S *choice*

TV times

Good to see that more designers are turning their attention to tackling the challenge of the large blank rectangle that is the modern TV. Post every firm making them as thin and high-tech as possible, the Bouroullec brothers were among the first to re-imagine the telly with their mid-centuryish Serif design for Samsung. Now comes Brit-based designer Bodo Sperlein's elegant, sculptural Bild 9 TV for Loewe – one of the most innovative television manufacturers in the world. When it's next time to update your box in the corner, this is the one worth checking out.
From £6,999, loewe.tv



Person of interest

RICHARD BRENDON

Richard Brendon is the man to bring a bit of magic – not to mention some class – to your tabletop. I first fell for his work when I saw his gold and platinum-gilded bone china tea and coffee cups paired with odd vintage saucers (the idea being the saucer pattern was reflected in the cup). His latest offering is a limited-edition version of his Superstripe collaboration with pattern maestros, Patternity, available only until Christmas, celebrating the 'world's favourite colour', a teal green (as chosen by several thousand people in more than 100 countries in a survey by UK paper company, G F Smith).
richardbrendon.com

Play that tune

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Call 020 8318 5838 or visit morleypianos.com

HOT OFF THE PRESS

Chic boutiques

Two new interiors emporiums have recently opened their doors in London town. First up, Silvera, a family-run Parisian firm that specialises in contemporary design, stocking pieces from an array of high-end European companies such as Cassina, Hay, Petite Friture, Brokis and Christofle, at 241-245 King's Road, SW3 5EL (silveraltd.co.uk). Not too far away, Arteriors, a luxury American firm, has launched its London showroom on the Third Floor of Chelsea Harbour Design Centre, SW10 0XF (arteriorshome.com). So now there's even more reason to make SW London one of your key destinations when shopping for your home.

Mini Trend

Monochrome patterns

Glaze cushion, £55, florrieandbill.com

Maiko chair in stripe charcoal, £449, marksandspencer.com

Perdita oven-to-table dish, £20, habitat.co.uk

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The URBAN collection by German kitchen manufacturer, SieMatic, is notable for its combination of vertical and horizontal structures, open and closed elements, and light and dark materials, creating an appealing range of design possibilities, and which gives the URBAN collection its cosmopolitan feel.

Whether in Berlin, New York or Beijing, cities are all about contrasts and are constantly in motion. The creativity of urban dwellers changes the world around them, via elements such as street art, pop-up shops and urban gardening. Cities encompass the realm of possibilities in which each and every individual can find a place. Inspired by these concepts, SieMatic has created the URBAN style collection, whose hallmarks are unconventional contrasts between carefully selected objects; standalone units; and intuitive combinations of thematic opposites. That in turn creates a distinctive aesthetic – one that reflects the experiences, values and contradictions of city dwellers.

The unmistakable silhouette and delicate legs distinguish the timelessly elegant, solitaire character of this piece of furniture which won German Design Gold Award.

The timelessly elegant, solitaire character of the award winning SieMatic 29

One of the striking attributes of the URBAN style collection is that no two design details are alike and yet, they all work extremely well together. The forms, colours, materials and sizes of the various elements create a richly contrasting ensemble that is also notable for its harmony. The URBAN ensemble combines historical elements which are taking on ever-growing importance in urban environments.

The SieMatic URBAN style collections retail from £30,000. For further information call 0161 246 6010 or visit siematic.co.uk

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GUY AWFORD

A sweet sounding dish for the new season

Sweetcorn is a wonderful early autumn treat. Cut raw from the cob, the kernels can be mixed with a simple batter to make delicious sweetcorn fritters. I've added a little feta and some aromatic dill to give the fritters a salty tang and a gentle aniseed flavour. Served with ripe avocado, silky crème fraiche and a smoky chipotle jam, it makes the perfect brunch dish.

Don't be tempted to use tinned or frozen sweetcorn, as it's pre-cooked. Raw sweetcorn gives the fritter a much nicer texture and a fuller nuttier flavour. Once picked the natural sugars in sweetcorn quickly turn to starch, so it's important they are as fresh as possible. Your local farmers' market is probably your best bet. Look out for cobs with green husks that are still intact.

To make the chipotle jam roughly chop six plum tomatoes, two apples and one red onion and pop them into a pot. Add two re-hydrated chipotle peppers, 125ml of cider vinegar and a teaspoon of smoked paprika. Simmer for two hours and then process until smooth. Return to the pot adding 125g of light brown sugar. Simmer for a further 20 minutes to reduce and thicken. Keep your eye on the pot and give the occasional stir to prevent the bottom from catching. Pass it through a sieve then pour it into a sterilised jar. It will keep for a few weeks in the fridge. r

theguildfordarms.co.uk / handmadefood.com

Find more recipes by Guy Awford online at theresident.co.uk

TOP TIP

Cut the corns in half first and place the cut side on the chopping board. It will be much more stable when you cut away the kernels.

SWEETCORN, FETA & DILL FRITTERS WITH AVOCADO, CRÈME FRAICHE & CHIPOTLE JAM

- **Serves:** 2
- **Preparation time:** 30 minutes
- **Cooking time:** 6 minutes

Ingredients

2 corn on the cob – husk removed and washed
40g plain flour – sifted
30g fine polenta
½ teaspoon baking powder
Pinch of salt
3 spring onions – finely sliced
2 eggs – beaten
100g feta – crumbled
Pinch of freshly chopped dill
Juice of ½ a lemon

Method

1 Using a sharp knife carefully cut the kernels away from the cob.
2 Mix together all the ingredients in a large bowl.
3 Heat a little light olive oil in a pan. Shape a spoonful of the batter mixture into a circle and place it into the pan. Repeat until you have four fritters.
4 Cook for three minutes on a medium heat and then carefully turn and cook for a few minutes more.
5 Serve with fresh avocado, crème fraiche, chipotle jam and coriander.

APPLE OF LONDON'S EYE

We meet one restaurant owner who typifies how Borough Market always bounces back

Words NICK JONES

There aren't many places in London that have seen so much change as Borough Market. Nestled below the railway bridges, at the south end of London Bridge, it has existed, in various guises, for over 1,000 years. Always hustling and bustling with noise, energy and replete with the enticing smells of great food, it is very much the beating heart of the capital.

Over the centuries it has continually evolved, from traditional food market to foodie destination. Nowadays it's pretty much a huge food court, a tourist hot-spot with thousands descending on the area, every day, to get stuck into cuisine from around the world. Its popularity is undoubtedly one of the chief reasons it was chosen to be the target area of the violent terrorist attack, which shocked the world on 3 June.

Much like the market itself, Jack Applebee, proprietor of Applebee's on Stoney Street, has seen plenty of turbulence on the crowded streets in front of his busy

fish restaurant, but nothing would prepare him for the experience he went through that fateful evening.

'It was the busiest night we'd had since I took over managing the restaurant,' he tells me over dinner. 'We were full, it had been a busy day and I had just popped out the front for a break. Then I looked up and saw all these people running down Borough High Street. They were shouting and screaming and telling us to get away. It was pretty clear, early on, what was happening.'

To his great credit, Applebee acted swiftly and got all his customers out into the back of the restaurant to hide and then went back to get the key to put the shutters down. 'I had my key in and I was willing the shutter to come down faster. It moved so slowly. And then, all of a sudden, they were just there, right in front of me, two of them, with machetes strapped to their hands and what looked like suicide bomb vests around their bodies.

'I made eye contact with one of them, he was just a few metres in front of me, he looked out of his head. I didn't know what to do, so I just looked away and started to walk towards the back of the restaurant where everyone was hiding.'

For some reason, you could call it fate, or a random bit of good fortune, the assailants let him go and moved on. However, those in the Wheatsheaf pub, next door, along with many other people who were in the area, were not so lucky. We all know how the night transpired.

After looking over his shoulder to see that the murderers had moved on, Applebee went back to finish putting the shutters down and then waited it out, with his team and their customers, until the police had moved in. 'We heard gun shots and then the police asked us to stay where we were. I am not sure I'll ever get over what happened.'

I am not sure that I will ever get over what happened that night

Because he's too modest, and, well, British about it, Applebee is reluctant to make too much about what he did that night. He saved lives. And his bravery is just one of the many examples of courage in the face of madness, which have been well documented since. It was a life changing evening for many people. However, those who live and work in the market area were determined to get back on their feet as soon as a possible – and to remerge, stronger, more unified than ever.

'The thing that makes me most proud is the way the community, including our team here at the restaurant, just pulled together and we got back to business, with a clean slate, just a week or so after it all happened. We didn't want any evidence of the attack to be there, it was all cleaned up before reopening. It was our way of giving a big two-fingered salute to the attackers. They aren't going to break our spirit.'

Jack Applebee

Applebee's itself has evolved as the area has changed over the course of the last decade, from a place where people come to buy produce and take home, to somewhere where people come to eat. Applebee's parents set up a fish stall in Borough Market in 1998, but have responded to the changing scene around them, turning the business into a fishmongers with café, before placing their focus firmly on the restaurant trade and establishing Applebee's as the premier fish restaurant in the area. Their food, which puts fresh, beautifully cooked seafood at the heart of every dish, is always busy. And for good reason.

I've been coming to the area for many years. As both a Londoner, a food writer and an enthusiastic eater, it's long since been a favourite haunt of mine. It felt very close to home when I watched, in a mixture of horror and disgust, as the tragic events played out on my TV that night.

But it's been fantastic to see how quickly Borough Market has bounced back to normality. They make them tough in this part of the world. Borough Market survived the Vikings, after all, so it can get through this. No problem. It's such a vibrant part of our city. Always busy, always full of people eating and drinking and having a good time on its historic cobbled streets. And, thankfully, there are no signs that, despite everything that's happened, will ever change. ■

Find out more about the restaurant at applebeesfish.com

PHOTOGRAPHY: TOM DUNKLEY

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Past glories

The Tankard, a new venue from popular pub group The Draft House, has opened in the heart of Kennington. A regular haunt of a young Charlie Chaplin and his music hall performer father, the Victorian pub has been restored to its former glory following a shiny new refurbishment. Bringing together elements of Victoriana – from its music hall and silent film past – with modern day fixtures and fittings, this new Draft House is the perfect mix of old and new.

111 Kennington Road SE11 6SF; drafthouse.co.uk

AS AN ASIDE

Aside, the new neighbourhood restaurant from the team behind Old Spike Roastery, has been impressing us since opening in the summer. The kitchen champions local, seasonal produce through a short day menu, an evening sharing plates menu and brunch and a Sunday roast at weekends. Situated within the former site of the Peckham Settlement, a community space established in 1896, the beautifully restored 35-cover restaurant features an open kitchen and central coffee-cocktail bar.

56 Goldsmith Road SE15 5TF; 020 7358 1760; asidelondon.com

FOOD *NOTEBOOK*

Bavaria and brunches are on the menu this month

VERY BRITISH BRUNCH

Roast restaurant is now using its culinary expertise to embrace the growing trend for brunch with its brand new offering. Eggs Benedict in the form of either lobster or pig's cheek is chef Stuart Cauldwell's innovative take on a much-loved classic, and we love the Buttermilk Pancakes with cinnamon, berries, yogurt and a pistachio crumb

roast-restaurant.com

GERMANY IN GREENWICH

The once a month Friday Street Food Fest in Greenwich Market on 13 October celebrates Oktoberfest, bringing the spirit of Bavaria to SE10. Enjoy Bratwurst, Schnitzel and Pretzel as served up by their street food traders, with a great selection of beers produced in the German style. greenwichmarketlondon.com

HAVING SOME BEEF

Florentine on the South Bank has teamed up with Lambeth-based distillery Beefeater to deliver the Bottomless Beefeater 'Punch Brunch', available every Saturday, from 11am until 5pm. Expect a range of international dishes, from small plates to larger sharing dishes with unique offerings including an Ostrich Egg that can feed up to six people.

6 Hercules Road SE1 7DU; 020 3146 5800; florentinerestaurant.co.uk

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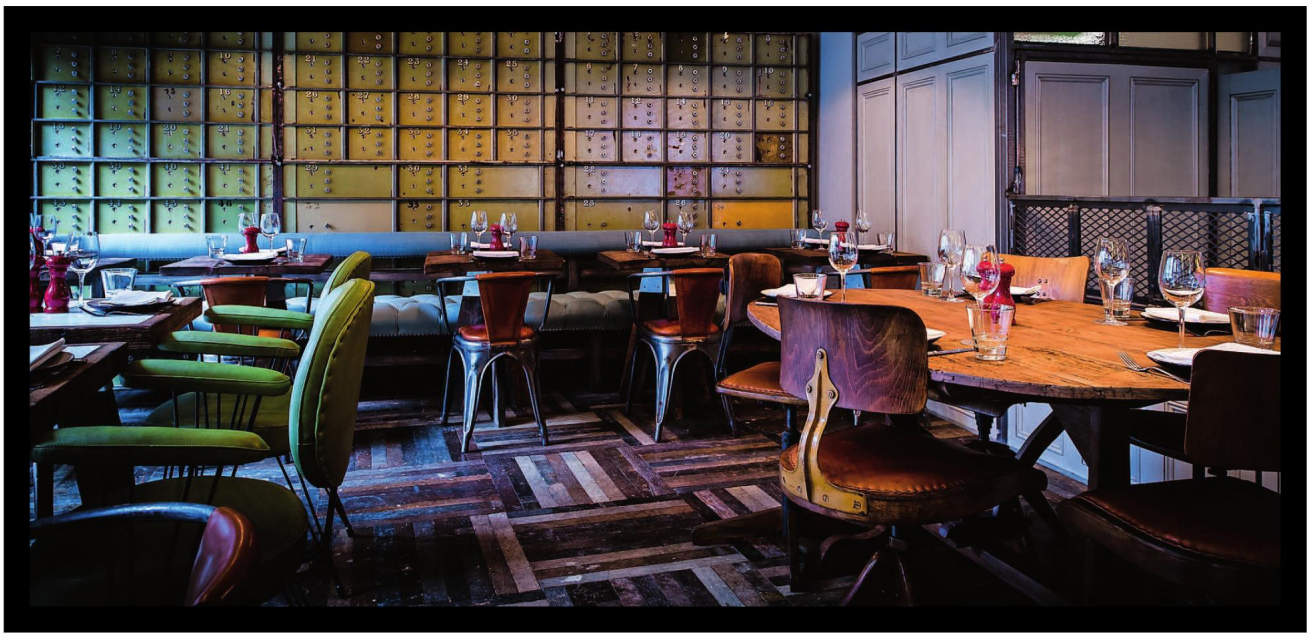

VILLAGE EAST

Words BETHAN ANDREWS

Have you ever felt like there are few eateries that have properly realised the perfect combination of simplicity, but with hints of complexity where you want it, quirkiness and a sense of luxury too?

London is full of fabulous places to eat, of course, but there's a certain in-between genre when it comes to restaurants that not many places get completely right. Village East in Bermondsey does just that.

It's a smart part of London now, and the restaurant fits right in with its surroundings – it feels like the cooler younger sister to London Bridge and the area around it. The quality of food here is matched by a stylish and relaxing atmosphere, complete with mismatched furniture and period features.

The curried monkfish was a sheer delight. Served with crispy leeks, courgette, balsamic reduction and a black olive dressing, the fish was cooked beautifully. But if you are more of a simple burger person, the patty with smoked applewood cheddar is particularly good.

They like to do things a little different here, and we were all thrilled to see that there was poutine on the menu. For those who aren't familiar with it, it's a Canadian dish of chips, cheese curds, gravy and jalapenos. Having just bid farewell to our Canadian designer who had dragged us round London searching for the dish, we were pleased to be able to send her a little snapshot of us trying the delicacy. It seemed to please all. In fact, there entire menu of sides was put together perfectly and featured mashed potatoes with crispy chicken skin and gravy, as well as chips and aioli and crab mac and cheese.

Yorkshire pudding sundae

I have to come clean and admit that I did let myself down as a Yorkshire girl on our visit. Their dessert menu plays host to one of the most simple but tasty creations of all time (not biased at all!) – the humble Yorkshire pud. Despite people south of Leeds thinking it was the oddest thing on the planet, I grew up having Yorkshire puddings for dessert after my Sunday dinner, lathered in golden syrup and ice cream and Village East have taken note of this simple wonder with the Yorkshire pudding sundae. I couldn't turn down the cheeseboard, which was also incredible and the perfect size, but I did sit and stare at everyone else tucking into their delights with some envy.

It's small touches like this that make this restaurant that little bit different and I for one will be paying a return visit – if only to set my dessert faux par straight.

COST
Around £80 for dinner for two with wine

GOOD FOR...
A relaxed vibe and something a little different

WHAT TO EAT...
The curried monkfish is not one to miss out on

WHAT TO KNOW...
The staff are very attentive and will accomodate your every need

RESIDENT RATING
★★★★

171-173 Bermondsey Street SE1 3UW; villageeast.co.uk

A NATIONAL TREASURE

As Kirstie Allsopp sets out on a new mission to find Britain's Best Teashop, we find out what makes our quintessential cafés so special

Words BETHAN ANDREWS

With a cookery book called *Kirstie's Real Kitchen* coming out this month and the 23rd series of *Location, Location, Location* hitting the screens now, Kirstie Allsopp is a woman who likes to keep herself busy. But, as she tells me as I settle down in her London home for a cup of tea, she will only take part in projects that she passionately believes in. She is as honest as she is with Phil Spencer on the hit property programme.

As we start chatting, Allsopp tells me how interesting it has been putting together her new cookbook. But perhaps most interesting is her collaboration with Clipper Tea, whom she has teamed up with in order to find Britain's Best Teashop this autumn. It's no secret that Allsopp loves the British craft scene and everything quintessentially British so this partnership makes perfect sense.

Clipper Tea, known for its extensive range and unbleached tea bags, is proud to announce the launch of the first ever awards and felt Allsopp was the bastion of Britishness, perfect for the role of ambassador. 'It was one of those projects that comes along and just makes sense. I've been a Clipper fan ever since the brand launched and I am honoured to be part of this,' says Allsop.

People are really starting to celebrate artisan roots

'I always think that anything that involves utilising my experience of going around the country is a good thing. Phil and I are often waiting for filming or downright cold so there are always two or three sections of *Location, Location, Location* where we are in teashops or pubs. We always try and start in a teashop. There are more pubs than teashops in the UK so I'm hoping that with this project I can convince people to create more.'

It seems like a great time for the awards to come about, as people are starting to really celebrate artisan roots and the homemade, home-grown idea – there is a real movement for it at the moment. 'We only need to look at the success of *Bake Off* to see that people love this idea,' says Allsopp. 'So I do think it's a great time for it. A lot of us are working

OUR BEST TEASHOPS

Monsoon Café, Greenwich
A brightly decorated cafe in a popular alleyway just off Greenwich Market, where you can expect a good array of teas and cakes.

Blue Brick Café, Dulwich
Once a Victorian dairy, this light-filled space has some pretty spectacular sweet tooth offerings and is vegetarian too.

Royal Teas, Greenwich
This popular café is a find of such individual charm and character that it more than merits the stroll up Royal Hill.

Paul Rhodes Bakery Inc, Greenwich
Founded by former Michelin-starred chef Paul Rhodes in 2003, the bakery has built a strong reputation as the go-to supplier of the widest range of quality handcrafted breads, cakes and pastries in the capital.

White Mulberries, Bermondsey
At White Mulberries, they will make sure that you are served amazing tea and cake, while enjoying the stunning views of St. Katharine Docks.

longer hours away from home too, so people want a grounding cup of tea in somewhere homely.'

Clipper is aware that not every tea shop is the same, which is why it has created six categories for tea shops to enter: traditional, quirkiest, contemporary, cosiest, coastal and the best afternoon tea.

'People want independent cafés and something that they become invested in through the community,' says Allsopp. 'I went to a lovely little teashop recently and they were doing a lot of stuff to support charity and it made it come together. It's what I would like to do when I'm older, set up my own little teashop.' It's a very culturally strong part of our country and our identity as a nation and Greenwich and the surrounding areas, in all its villagey vibes, have their fair share of quaint little offerings.

From the critics of all critics, I can't help but wonder what would make a favourite teashop for Allsopp. 'It has to have a small but varied collection of cakes, perhaps a good brownie and a couple of things that are wheat and sugar free,' she says. 'I, for one, want to see something savoury like a cheese scone too. I am also a sucker for a coffee and walnut cake – the oldies are the best. Plus I love it when you can see the brand of tea that you are drinking and I like a good selection of herbal teas. A friendly face is important too!'

That, for sure, is something our wonderful cafés in south east London have in abundance. Here at the magazine, we're taking this competition as opportunity to head out and try all of the great teashops in London – you should too. r

Kirstie is ambassador for the Clipper Tea Shop Awards 2017. Vote for your favourite tea shop until 9 October by visiting clipper-teas.com/tea-shop-awards. The winning shop will be presented the Clipper Cup at the end of October

CHAPTERS

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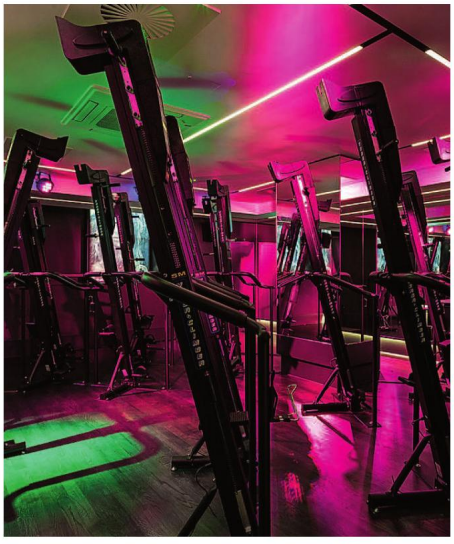
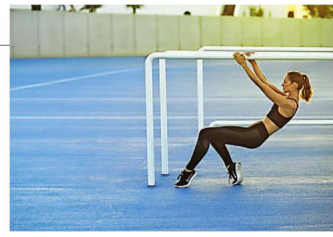


STEP IT UP

Home to Europe's only Versaclimber class, Marylebone's Sweat by BXR studio is the perfect place to shake up your training. Taking place in the Cardio studio, Versaclimber uses a climbing-based machine, specifically targeting the posterior muscles while torching some serious calories. Obviously it is no walk in the park, but it's perfect for those who love a challenge.

To book, buy a Sweat Pack package or sign up for a membership, visit bxrlondon.com or call 020 3146 3436



THE LDM LOOK

This month Louisa Drake, creator of the LDM Method, is set to open her first bespoke fitness studio in at the Detox Kitchen's Fitzrovia flagship. Building on the success of her signature Shape Changer workout, the LDM Studio timetable will also feature five variations of Louisa's method, including Cardio, Barre and Flow, alongside private in-house training and monthly workshops.

Drop in, £18. Private training, £80. For class passes and introductory offers, please visit louisadrake.com

HEALTH & FITNESS *NOTEBOOK*

Shona Wallace's latest wellbeing news

BEAUTY EDITOR'S PICK

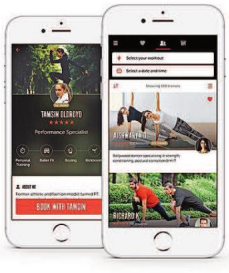
Dubbed 'Kate Moss in a can' by the maestro himself, Sam McKnight's Cool Girl texture mist delivers supermodel-standard bedhead in an instant. Cool Girl Texturising Spray 250ml £25 at libertylondon.com

GLUTEN FREE, FLAVOUR FULL

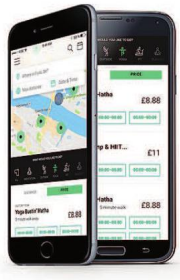
Lurking in dishes you'd never expect, gluten makes eating out a little tricky for coeliacs. Thankfully, London has a number of great 100% gluten-free options, the latest of which is Mommi, a Peruvian-Japanese fusion restaurant in the heart of Clapham. We'd recommend the totally GF brunch menu, which boasts sweet and savoury delights including a spicy Latin Benedict and a gooey chocolate and banana brownie for afters.

44-48 Clapham High Street SW4 7UR; wearmommi.com

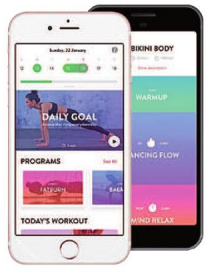
THREE OF THE BEST: FITNESS APPS



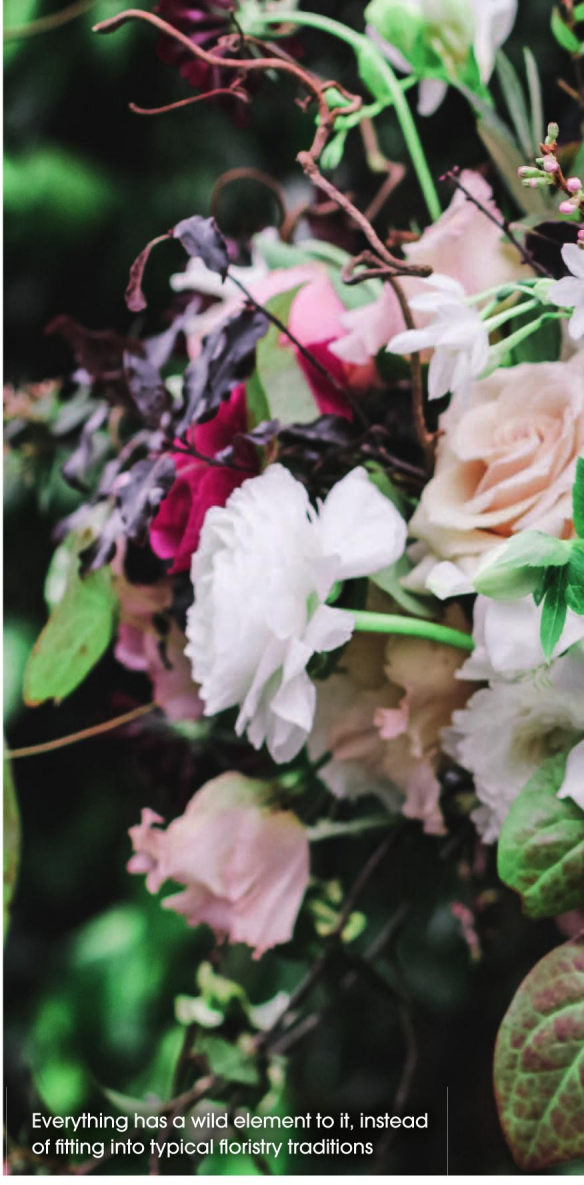
1. TRUBE Dubbed the Uber of fitness, TruBe lets you book Personal Training sessions across yoga, HIIT, boxing and more. (Free to download)



2. RISETODAY Fitness classes and sessions at your fingertips, without subscription or membership. (Free to download)



3. ASANA REBEL The first of its kind, Asana Rebel offers a whole host of fun, challenging workouts, influenced by traditional yoga practice. (Free to download)



Everything has a wild element to it, instead of fitting into typical floristry traditions

A WILD *ROMANTIC*

Blackheath local Ali Billenness is rejuvenating the traditional notion of the florist and championing seasonal produce

Flowers are a powerful thing and, recently, there seems to have been a floral revolution with talented individuals pushing the boundaries of floristry and the concept of the traditional flower shop. People seem to be enjoying blooms more than ever, and Instagram has created something of a new aesthetic when it comes to nature.

One lady who is pushing this revolution is Ali Billenness, who recently moved Bloomologie into her Blackheath studio. Billenness was a journalist for 15 years, but a passion for gardening and all things flower-powered led her to study horticulture with the RHS, followed by floristry with the acclaimed Judith Blacklock in Knightsbridge, the 'Mary Berry of flowers'. She has worked at the internationally renowned Moyses Stevens florists in Sloane Square and for hip east London events and contract florist Rebel Rebel, and for hotels including Conrad St James and The Intercontinental at the O2 in Greenwich.

With the wild romantic trend especially having become such a firm favourite, it's no surprise that Bloomologie has been featured in the pages of *Vogue*. Billenness specialises in local, seasonal and natural flowers – the kind you won't find in the supermarket – and buys British flowers wherever possible, to create a look that is wild and wondrous; fragrant and fabulous. She is a woman who knows exactly what she's doing.

Ali Billenness with one of her creations

'I always loved growing flowers to cut them so my passion grew from there,' she says. 'But there was this real dichotomy between what was growing in season and what was readily available around

All the flowers are seasonal

me from florists and they seemed really different. So I wanted to fill the gap between seasonality and beautiful grown flowers. It can't be the case that the only flowers available are supermarket flowers that stay the same all year round.'

Billenness is particularly excited about the way in which British society is moving toward a more sustainable focus in life and appreciating the big differences that only small changes can make.

Much like the artisanal movement that has happened in food over the past few years, she is a firm believer that the same has been happening within the flower market too. It is perhaps this that sets her apart from the traditional floristry shop.

'I felt like the traditional florist shop had been taken over in London by supermarkets and online flower shops,' she explains. 'I have a studio and people are very welcome to visit. It's below Home Café which is really nice as they are interiors based so I put flowers outside there. I didn't feel I needed to have a shop with flowers there hoping someone would buy them. Instead, I order everything fresh.'

People are interested in flowers looking better in season

It means that people get exactly what they want. 'People are more interested in seasonal now. We've already got it with food and people realise it's mad to be eating strawberries at Christmas etc,' she laughs. 'Now, people are interested in flowers looking better in season as they are stronger and healthier and haven't been flown around the world clocking up air miles.'

It's important to Billenness to source her produce locally too, from farms around the area such as in Kent. 'We believe in living, eating and growing with the seasons – and that means flowers that are seasonal, locally-sourced, and naturally vibrant.'

And she is keen to keep expanding and spreading her floral love, particularly within the local area. You may have noticed her beautiful creations around a little more recently as Billenness has been working alongside local businesses to make their kerb appeal stand out and attract people to the premises.

In October, she is collaborating with Blackburn Bridal in Blackheath to offer a complimentary consultation service for brides-to-be, where she will be their florist in residence and create fabulous displays each month, as well as being in the boutique to offer advice to brides.

Working with the local public is important to Billenness, so she puts on workshops to share her passion. 'We're holding monthly workshops so that you can have a play with flowers and make something gorgeous,' she says.

'They're perfect for birthday parties or a hen do. Each one comes with refreshments, as well as a goodie bag to take home along with your finished work.' Having tapped into the online market and revolutionised the concept of the traditional flower shop, it looks like Billenness's blooms are going to keep on growing and we couldn't be more excited. r

bloomologie.co.uk

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CHILLING IN NEW YORK

Despite its hectic reputation there are still ways to find a quiet spot in Manhattan

Words VICKY MAYER

TRIP NOTES

- A two-night Wellness Weekend Package at Viceroy Central Park starts from £272 per night for a king-bedded room; a meditation session at MNDFL's studio on 60th Street and a FIT Tour, choosing from a one hour 5K run or Sunrise Yoga in Central Park. To book see viceroyhotelsandresorts.com/en/newyork
- We flew to New York with British Airways. Return flights from London Gatwick to JFK start from £379. To book visit: ba.com
- To get the most out of the city, get a New York city pass. See nycgo.com for details

It's 7am in New York and I am sitting cross-legged in Central Park. An hour long sunrise yoga session is the best way to start your day in Manhattan and proves that there is more to life here than cocktails and shopping. New Yorkers are embracing the chance to chill out and enjoy nature and health conscious residents are enjoying the benefits.

To help tourists enjoy an equally chilled visit, Viceroy Central Park is offering its guests a new two-night Wellness Weekend Package, that not only includes your hotel stay, but also the chance to try out a mindfulness class and a run or sunrise yoga session in nearby Central Park.

Arriving on Friday evening it's always good to hit the ground running and after checking into our fabulous rooms at the Viceroy, we walked a couple of blocks across to Lavo New York (lavony.com), a buzzy uptown destination that somehow manages to combine an impressive Italian restaurant with a late night club too. It's the perfect spot to ward off your jet lag.

Clubs aside, we were looking for a calmer city experience and our gentle sunrise yoga class the following morning provided by the lovely team at Fit Tours NYC soon set us up for the weekend. Along with the perennially popular Central Park, the city's 1.4 mile High Line gives residents and visitors alike space and greenery to escape the city fumes. It was our first stop after breakfast and the perfect place to rest up.

Our wellbeing quest continued that evening with a trip on a river cruise (hudsonrivercruises.com) where we sipped G&Ts on deck as we cruised alongside the Statue of Liberty then stepped inside the boat for a great meal. A cheeky nightcap at the Viceroy's roof top bar overlooking Central Park ended our day on a high note.

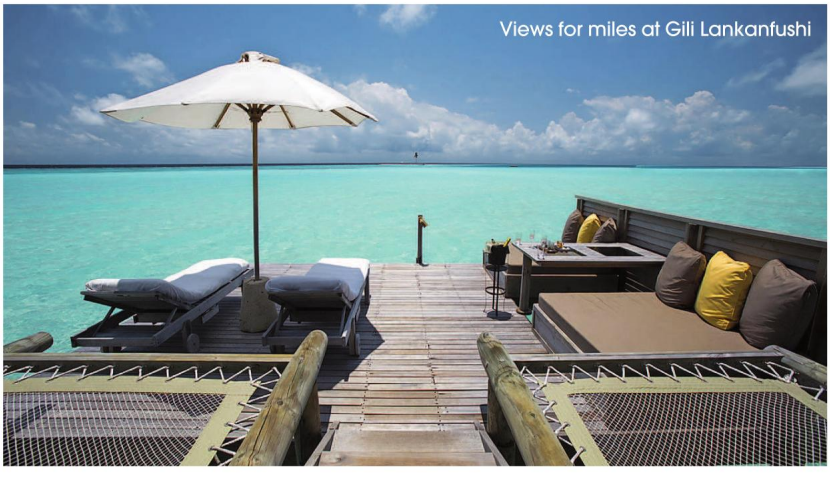
A weekend in New York always seems to fly by, but by sticking to our plan of making it a chilled-out trip, somehow it seemed to last longer. Our last day in the city was the highlight of my trip. If you think mindfulness has taken off in the UK, wait till you get to New York. In the past two years meditation classes have sprung up all over the city and Manhattan's frazzled citizens can't get enough. At MNDFL (mndflmeditation.com) on 60th Street we took a Sunday morning meditation class on how to handle your emotions better. Mobiles are banned and sitting cross legged in a beautiful white room, it's great to treat yourself to an hour of reflective time. Feeling positive, we ended our weekend at the Chalk Point Kitchen, a funky basement restaurant in the West Village (chalkpointkitchen.com) where healthy eating is the order of the day. Giant organic salads are the popular choice here, washed down by matcha tea.

On the flight home I realised that while I hadn't shopped up a storm on my trip, what I had brought home will last me longer than a new dress – the ability to find inner calm wherever I live. r

FOOTPRINTS *in THE* SAND

Experiencing a barefoot luxury break in the Maldives that champions the natural environment

Words MADELEINE HOWELL



Views for miles at Gili Lankanfushi

Picture yourself gliding through the crystal-clear turquoise waters of the Indian Ocean, admiring the patterns and colours of parrot fish, Maldivian sweetlips and Picasso trigger fish – to name just three examples of the abundant marine life that surrounds the eco-conscious resort of Gili Lankanfushi. Later, you can dive deeper with the instructors at the Ocean Paradise Dive Centre. Afterwards, perhaps swim out to one of the overwater hammocks, or catch some sun as you try your hand at stand-up paddle boarding or even surfing.

Then, consider the fact that the Maldives is under threat from rising sea levels, mass super-resort development and political crises, and moments such as this among the endangered coral reefs become all the more precious. Waste disposal, while not the sexiest of topics, is one of the biggest challenges facing the Maldives as its tourism industry booms. With this in mind, the Gili approach to sustainability is spot on (apart from the fact that you've probably travelled on a long-haul flight to get there, but we'll forgive you for that), and they even have their own on-site marine biology centre, Gili Veshi.

From implementing a non-intrusive, best practice approach when it comes to their dreamy sunset dolphin cruises (spot the spinner dolphins as they dance through the air), to an inspiring and extensive organic herb and vegetable garden, it's fully immersive. There's virtually no plastic whatsoever, and the island boasts an admirable rocket composter from UK company Tidy Planet that I believe more resorts should invest in. The natural materials and ingredients used are a delight and a feast for the senses, in everything from the lounge-tastic furniture to the cardboard straws, the sea salt exfoliator provided by the bath and the fresh salad leaves served in wooden bowls in the bar.

Everything at this resort is beautiful

Essentially, it's an escape at the top end of the market that all the same is mindful of its natural environment. Those who like their luxury laid-back will be pleased to discover that you really, genuinely don't need to bring a single pair of shoes. That said, what could possibly be more decadent than having your own personal butler (fondly known as your 'Mr or Mrs Friday' – a reference to Robinson Crusoe) at your beck and call, 24/7? Having a spicy Maldivian breakfast delivered to your overwater villa after a romantic night spent sleeping under the stars on the roof is a rare treat that is likely to be engraved on your memory forever.

Alternatively, you can start your day with a complimentary yoga class in the yoga shala on the beach. I particularly enjoyed hopping onto my personal, bright orange and extremely Instagrammable bicycle to go for a massage at the spa, where the treatment beds overlook the ocean below. Despite the attentive butler service, Gili also prides itself on affording its guests with privacy. The Crusoe residences are set apart from the island, and the private reserve – the piece de resistance, which has hosted many an illustrious guest – is 1,700 square metres of heaven. Accessible only by boat, it has its very own giant waterslide, an infinity pool with uninterrupted views, a spa and a central open plan living area.

This, combined with the overwater chapel, makes the island a popular destination for weddings and honeymoons. I would note that while Gili Lankanfushi doesn't have a dedicated kid's club, they are certainly catered for. Many families take the opportunity to spend some seriously high quality, peaceful time with their children, far removed from the stresses of work and every day life.

Also for couples, but equally for groups of friends, the underground wine cellar and chocolate cave, with seating set around an artful driftwood log, is the date night you've been waiting for your whole life (it's open at breakfast too, so do encourage your kids to pop down and nick a truffle or two, or do so yourself like I did). The various gourmet experiences and the breadth of incredible produce on offer is surprising. It's made much easier to navigate with the help of a tasting journey, hosted by the sommelier Fabrice Blasquez – a Frenchman and gifted storyteller who can also introduce guests to the delights of Asian spirits and sake at By the Sea, the resort's Japanese restaurant.

I would also highly recommend the opportunity to learn how to make Maldivian reef fish curry, and to attend the gluttonous Asian Street Market experience to try Sri Lankan hoppers, Indonesian satay and authentic Vietnamese pho. And I didn't even mention yet that they also have an outdoor 'jungle' cinema. You'll just have to go and discover it for yourself… r

TRIP NOTES

Rates at Gili Lankanfushi start at $1,440 per night on a room-only basis, based on double occupancy. Rates are subject to taxes. Call +960 664 0304 or email Mr.Friday@gili-lankanfushi.com; gili-lankanfushi.com

"The behaviour of pupils is outstanding and consistently reflects the school's high expectations."
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Kingsdale are champions of high achievement with the top performing individual students at both A Level and GCSEs

Words BETHAN ANDREWS

According to Ofsted 2017, Kingsdale is an Outstanding School in every area that provides exceptionally rich opportunities to challenge students of all abilities, including providing options in Year Nine to study Triple Science, Latin, Economics and Psychology as well as the opportunity to study *two* languages from Year Seven.

The school attracts many able students and operates a condensed or accelerated Key Stage 3 programme of study to meet the particular needs and aspirations of all of the students and their families. It offers a wide variety of academic subjects including four or five optional courses selected by each child in addition to enrichment activities every day.

Perhaps one of the reasons behind the school standing out from the rest is the way in which there is so much on offer for the children that attend. Ofsted states that 'the curriculum is broad and balanced, supporting pupils' outstanding outcomes because of the chance pupils have to be successful in a range of subjects.' It also goes on to explain that it is a harmonious environment where pupils learn how to be successful in modern Britain.

In 2017, Kingsdale accomplished a momentous and unique achievement with, almost certainly, the most successful students at both A Level and GCSE in the country. Student Elba Feo achieved a phenomenal 18A*s in her GCSEs and Jacob Lundie-Fallon achieved an amazing 5A*s in his A Level exams.

Last year, the school ranked in the top 25 non-selective schools for attainment at Key Stage 4 and the top 4% for progress at Key Stage 5. It has produced the top student in the country at GCSE for at least three years out of the last four – something which is really quite an impressive feat.

But what truly sets it apart from the rest? The school has one of the best pupil to teacher ratios of any secondary school in London for one, and average class sizes are approximately 20 across all subjects. Students also have access to iPads, PCs, Apple Macs, laptops, wireless technology and a Virtual Learning Environment. Having introduced one to one mobile technology so that students benefit from having the opportunity to use an iPad safely for educational purposes in school and at home, it is a school that is moving forward with the times too.

And it doesn't stop there either. Subsidised excursions to amazing destinations such as Malaysia, Namibia, Brazil, the USA and the French Alps are organised every year as they believe that pupils' time in school is enriched by the wide variety of opportunities that are offered in which that can explore new skills. It's a school striving everyday to create the next new and unique achievement. r

kingsdalefoundationschool.org.uk

Westminster City School

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Thursday 28 September
4.30pm

Open Morning

Saturday 30 September
12.00noon

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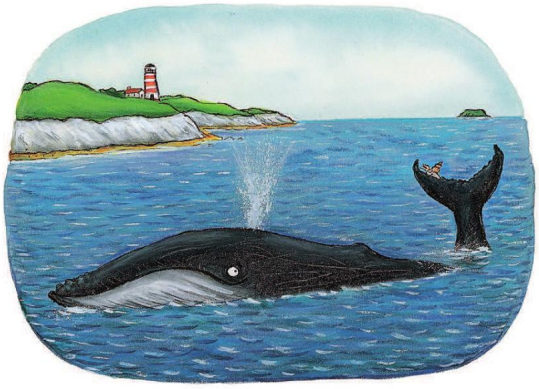


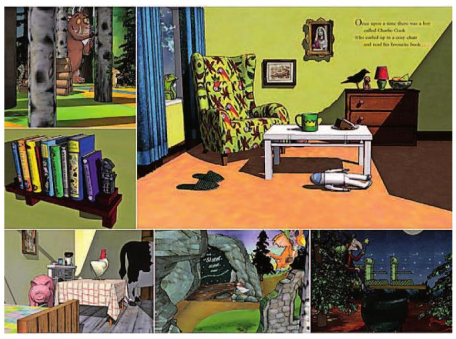
IMAGINE THIS

Discover Children's Story Centre is about to open up the world of Julia Donaldson and Axel Scheffler – and here's how they did it

Words RACHAEL BRASIER

Very rarely do children's books come along that captures the public's imagination as much as those by Julia Donaldson and Axel Scheffler. The nation's number one picture book pair, six of their stories have sold over one million copies in the UK alone. Perhaps their best-known story, *The Gruffalo*, has sold 11.5 million copies and been translated into 72 languages.

Discover is the UK's first hands-on creative literacy centre for children aged 0-11 and their families. Our mission is to spark children and adults' imaginations in a magical and stimulating environment. We create and commission large-scale, immersive exhibitions for families to explore, diving into the works of popular children's authors and illustrators such as Oliver Jeffers, Michael Rosen and Dr. Seuss. It came as no surprise that when we asked our visitors who they would like to see in our next exhibition, two names came out overwhelmingly on top: Julia Donaldson and Axel Scheffler.

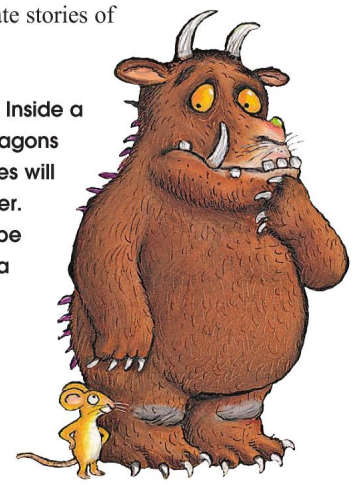


With such a large catalogue of stories to work from and scope to create amazing landscapes from Scheffler's illustrations, we couldn't deny that this would be a fantastic choice for a Discover exhibition. Our exhibitions take over a year to plan, design and create; and we began the process by contacting Scheffler, who has long been a supporter of the centre. With him firmly on board, we approached Donaldson's agent, and pitched concepts to the publishers who hold rights to the content, Macmillan and Scholastic. It has been a truly collaborative process, and all parties have been both supportive and enthusiastic.

With such a huge body of work, it's hard to know where to start. Which books do you choose? Which images from which books do you create? How do you unlock all there is to unlock in a variously limited (size, time, cost, capacity) space? Of course you can't include everything, but in the end we decided to focus on 12 books, including some of the pair's most popular stories, from the original *A Squash and a Squeeze*, to *The Gruffalo*, *Room on the Broom* and *The Highway Rat*. With the broader pattern of the worlds mapped out, it then becomes about detail – which characters or scenes to portray, and how to build in activities that will unlock a child's imagination and enable them to engage with the story. As well as being able to squeeze under a cow, climb on to a witch's broom or go to Dragon School, Discover's key focus is literacy, so activities will involve reading spell books, writing letters to a giant, and matching words to make a Gruffalo-inspired menu.

Each of these individual worlds will be tied together through *Charlie Cook's Favourite Book* – a story where the title character jumps through a series of worlds from his beloved books. This is exactly the experience we want families to have when they enter the exhibition – the chance to be submerged in their favourite books and come away full of ideas to create stories of their own. r

Discover's A World Inside a Book: Gruffalos, Dragons and Other Creatures will open on 21 October. The exhibition will be accompanied by a gallery of original artwork by Axel Scheffler. Visit discover.org.uk or call 020 8536 5555



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A WARM AND CARING COMMUNITY

Why Alleyn's Junior School offers the best start for boys and girls

Childhood is a precious time. These are the years of wonderment and curiosity where friendships and memories are formed that will last a lifetime. As such, choosing the right school for their child is one of the most important decisions a parent will make.

Alleyn's Junior School is a proudly co-educational community where excellence is achieved through a broad and balanced curriculum from Reception to Year 6. The academic and co-curricular programmes are vibrant and demanding, stimulating both boys and girls and exciting their interests.

Headmaster, Simon Severino, says: 'At Alleyn's we aim to inspire, educate and protect our children. We help them to learn, grow and thrive on their journey to reach their full potential inside and outside of the classroom. Most importantly, we strive to be a school where children experience the simple joys of childhood.'

Alleyn's Junior School welcomes applicants from all backgrounds, with prospective families and pupils being positively encouraged to attend open events. 'There is nothing quite like being able to see the boys' and girls' engagement in their learning, and their interactions with peers and their teachers, to gain a proper "feel" for what makes our School so special,' adds Mr Severino.

The School is holding open events on Saturday 23 September, Thursday 5 October and Tuesday 14 November. Everyone is welcome, with no need to book. See more at alleyns.org.uk

Alleyn's Junior School

We ♡ Alleyn's

OPEN EVENTS
23 September
5 October and
14 November

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ACS Egham: 12 October, 4 & 16 November 2017
ACS Hillingdon: 28 October, 17 November 2017

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ACS INTERNATIONAL SCHOOLS
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JOINING FORCES

Co-education is a recipe for success at Alleyn's School

Alleyn's is one of the country's leading independent day schools, and one of the first schools of its kind to become fully co-educational, back in 1976. The School has a long history of high attainment and prides itself on its ethos and caring community within which boys and girls learn, grow and succeed together.

Headmaster, Dr Gary Savage, says: 'A visitor to Alleyn's on any given day would see boys and girls learning together in a relaxed, enjoyable and purposeful atmosphere. I have always been struck by our pupils' enjoyment and genuine appreciation of each other's achievements and contributions; and a co-educational community offers a fabulous variety of ways for pupils to get involved, develop skills and prepare for life in a multi-gendered world.'

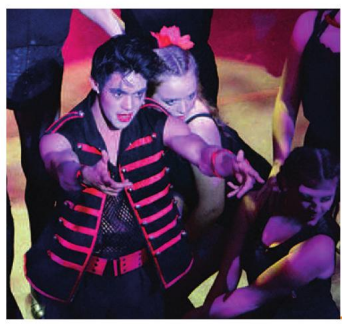
The School's recent exam successes certainly lend support to its reputation, with both boys and girls performing exceptionally well. An impressive 39% of all A-Level grades were at A*, with 77% at A* or A. Nearly 60% of the boys and girls achieved at least 3 A grades. There was similar success at GCSE, with a stunning 67% of all grades at A* and an equally striking 92% of all grades at A* or A.

Alleyn's is holding open events on 12, 13 and 30 September and 8 November. The School welcomes applicants from all backgrounds, with scholarships and means-tested bursaries available from 11+. See more at alleyns.org.uk

Alleyn's School

We ♡ Alleyn's

OPEN EVENTS
30 September and 8 November



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EDUCATION NEWS

Why our schools really do make the grade

Bringing out the best

World-leading independent secondary school, Sevenoaks School, has launched its Middle School Diploma for students aged 13-16, in years 9, 10 and 11. The school decided that the GCSE curriculum fails to offer the breadth of education and skill sets desired by employers and universities and was inadequate for preparing pupils for sixth form. Created to sit alongside its own academic curriculum, the aim of the Diploma is to provide students with core skills that are not developed by pure academic study; the Diploma fosters key attributes such as creativity, problem solving abilities, critical thinking skills and teamwork.
Find out more by calling 01732 455133 or visiting sevenoaksschool.org

Prime numbers

Bromley High School is rightly celebrating after 47% of all GCSE entries were graded A* and 74% A*-A in exceptional results that saw more than half of their Year 11 students achieve 9 or more A*/As. There were outstanding results in many subjects with Biology, Chemistry, Physics and Mathematics averaging 62% A* grades and spectacular results in History (93% A*/A), Geography (96% A*-A) and Music (100% A*-A). Girls were unfazed by the new Grade 9s with 11% of entries in reformed GCSEs achieving the rare 'Super A**'.
Blackbrook Lane BR1 2TW; 020 8781 7000; bromleyhigh.gdst.net

The A team

Sixth formers and staff at leading co-educational school Alleyn's are smiling after they achieved the school's best ever A* results at A-level. Of the grades achieved by the 152 students who form the 2017 Year 13 cohort, an impressive 39% were A* grades and 77% were A* or A. Overall a significant 92% of all grades achieved were A*, A, or B. It was a standout performance for the school, with nearly 60% of the boys and girls achieving at least 3 A grades, and 27 individual students gaining 3 A* grades or better.
Townley Road SE22 8SU; 020 8557 1500; alleyns.org.uk

On the rise

An excellent performance in Biology, Chemistry and Physics at Sydenham High has contributed to over 34.9% of all grades being A* and 61% being A* or A. In total 94.7% of grades were A*-C. Over 80% of all three science results were A* or A with a record 96% in Biology, 95% in Physics and 82% in Chemistry. Ten students opened their envelopes to find they had scored a full house of A*s and As across all their subjects, meanwhile a further six students achieved 10 or more A*s.
19 Westwood Hill SE26 6BL; 020 8557 7000; sydenhamhighschool.gdst.net

Record breakers

Eltham College is delighted to be celebrating an outstanding set of GCSE results. The College has beaten last year's record results with almost half of the entire year group awarded ten A*-A grades and a third of students receiving straight A* grades. A staggering 57% of this year's GCSE students achieved the top A* grade, an extraordinary increase of 13% from the previous year. Students collectively achieved a remarkable 88% A* to A grades, which is a 6% rise from 2016. There was huge success across core subjects with 90% of students achieving either an A*-A grade in Biology, Chemistry, Physics, Mathematics, English as well as in Geography, Music, Drama, Religious Studies, Mandarin and Design and Technology.
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11+ Taster Morning: Thursday 5th October, 9am-1pm
Nursery Play Date: Tuesday 3rd October, 1.30pm
Sixth Form Open Evening: Thursday 12th October
Sixth Form Taster session: Monday 16th October

www.bishopchallonerschool.com

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Eltham College Junior School Open Day

Junior School
Saturday 18 November

10.00am-12.30pm

Please book online:
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Telephone 020 8857 1455
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Herne Hill School

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Independent co-educational Pre-Prep & Pre-School
2–7 years – founded 1976 – member ISA

Open morning

Saturday 30th September 2017, 10am–12.30pm

Visit our school

- See why our grounds and facilities are ideally suited for young children
- Experience a taste of our uniquely happy and friendly atmosphere
- Meet our dedicated, expert team
- Appreciate why we are the perfect setting for Early Years education

We look forward to meeting you!

www.hernehillschool.co.uk
enquiries@hernehillschool.co.uk
020 7274 6336

The Old Vicarage
127 Herne Hill
London SE24 9LY

HERNE HILL SCHOOL
LOVE CARE EXCELLENCE

DULWICH COLLEGE
THE JUNIOR SCHOOL

Open Morning for Years 3-6 (ages 7-10)

Saturday 14 October 9.30 – 12 noon (entry via Hunts Slip Road)

Parents and boys will tour the College with our current pupils, meet staff and hear the Master, Dr Joe Spence, talk about Dulwich College and Dr Toby Griffiths about the Junior School. No appointment is necessary.

The offer of a place in the Junior School is the offer of a place at Dulwich College to age 18.

Mid-week visits are also available by appointment. Please call Junior Admissions on 0208 299 8432 or visit dulwich.org.uk/junior-school

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DULWICH COLLEGE
FOUNDED 1619

Open Morning for entry into Year 7

Saturday 7 October 9.30 – 12 noon

Tour the College with boys, meet staff and hear the Master, Dr Joe Spence, talk about Dulwich College. No appointment is necessary.

Other opportunities are available to visit the College during the school day. Dates can be found on the Admissions section of our website, www.dulwich.org.uk, or please telephone the Registrar's Office on 020 8299 9263.

Herne Hill School

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Sydenham High School

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For girls aged 4 – 18

Open events

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Saturday 30 September 10am – 1pm

Senior School
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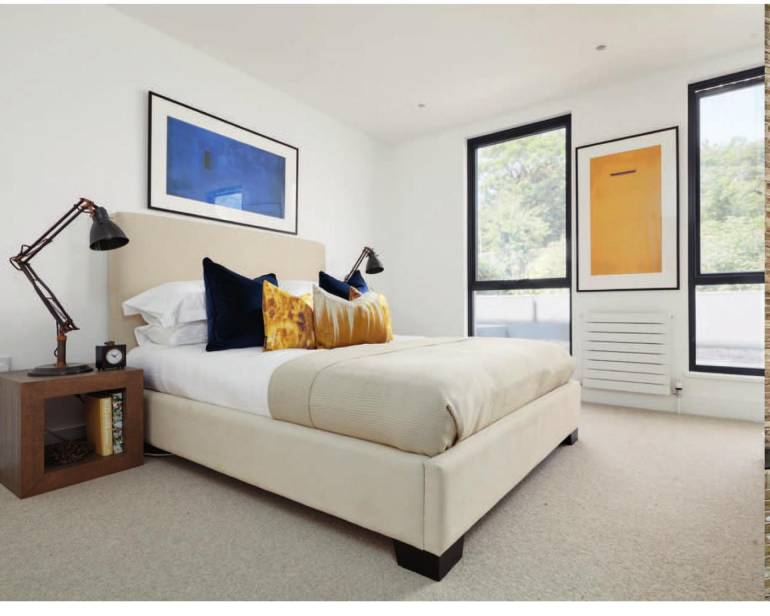

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DOCKING STATION

How trains and tubes are helping local areas to evolve

Located just three minutes from Custom House DLR station, where Liverpool Street will be 10 minutes away and Heathrow 45 minutes on the new Elizabeth Line, Mount Anvil's Royal Docks West offers 105 studio, one, two and three-bedroom homes – and forms part of a special this month looking at how train and tube extensions are changing the face of London property.

LANGFORD RUSSELL
The Partnership

A member of OnTheMarket.com

Sales

Beckenham £3,250,000 F/H

Occupying a plot of approximately 0.8 of an acre on one of Beckenham's premium roads is this exceptional Arts and Crafts family residence. Luxurious five double bedroom, five bathroom and four reception room detached house, set in the Langley Park conservation area and within the catchment of Langley Park schools making this an ideal family home. Energy Efficiency Rating C.

BECKENHAM 020 8663 4433

Bromley £1,050,000 F/H

Built in 2014 and set back approximately 60 ft from the road is this stunning four/five bedroom detached family home. Exceeding the expectations of today's sophisticated home buyer, this outstanding property is arranged over three floors and offers some 2,470 sq ft of accommodation and is offered chain free. Energy Efficiency Rating C.

BROMLEY 020 8315 5544

Lettings

Beckenham £2,300 PCM

Impressive three double bedroom semi-detached town house nestled away in a private gated development. Located in Beckenham within the prestigious Langley Waterside gated development, the property offers flexible living accommodation and is close to many of Beckenham's key amenities. Offered unfurnished and available 16th October 2017. Energy Efficiency Rating C.

BECKENHAM 020 8663 4433

Bickley £2,700 PCM

Five bedroom detached Victorian family home in the heart of Bickley, close to highly regarded schools and being only 0.4 miles away from Bickly Station. The property has been renovated in recent years and maintained to an excellent level blending contemporary fittings in a modern layout. Available now and offered unfurnished. Energy Efficiency Rating E.

BROMLEY 020 8315 5544

Sales

Bromley £1,200,000 F/H

Modern and spacious four bedroom detached family home positioned on a quiet tree lined road in Bickley. The property is conveniently located for sought after schools such as Bullers Wood, Bickley Park and Bromley High. Bickley Station is approximately 0.5 miles away offering fast and frequent services into London Victoria and Blackfriars. Energy Efficiency Rating D.

CHISLEHURST 020 8295 4900

Chelsfield Park £2,895,000 F/H

Impressive modern seven bedroom detached residence offering over 10,000 sq ft of luxury versatile accommodation in a serene setting located on the exclusive and private Chelsfield Park Estate. The plot measures approx 0.7 acres and externally there are several terraces on different levels with far reaching views and gardens with mature trees offering seclusion. Energy Efficiency Rating C.

LOCKSBOTTOM 01689 882 988

Lettings

Chislehurst £4,500 PCM

A substantial five bedroom family home with a separate self contained annex in a prime Chislehurst location. Externally is a beautiful garden measuring in excess of 150 ft and large driveway for several cars. The house is situated in the private section of Cricket Ground Road and offers easy access to Chislehurst Station and amenities. Offered unfurnished and available now. Energy Efficiency Rating E.

CHISLEHURST 020 8295 4900

Chislehurst £2,500 PCM

Spacious and well presented detached four bedroom, two bathroom house, located in a popular cul-de-sac just half a mile from Chislehurst Station. Comprising spacious through lounge/dining room, conservatory, large kitchen/ breakfast room, downstairs cloakroom, well maintained garden and integral double garage. Offered unfurnished and available now. Energy Efficiency Rating C.

LOCKSBOTTOM 01689 882 988

LANGFORD RUSSELL
The Partnership

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Sales

Orpington OIEO £1,250,000 F/H

Built circa 1901, this truly unique early Edwardian five bedroom, three bathroom house had no expense spared by the current owners in returning the property to its full former glory, having been renovated throughout to create a contemporary home, whilst still incorporating many of the original features you would expect in a house of this era. Energy Efficiency Rating E.

ORPINGTON 01689 661 400

Shirley Hills £1,375,000 F/H

Fabulous, extended seven bedroom, four reception room, detached family home, offering 3,344 sq ft of beautifully proportioned and well-presented living accommodation with the garden backing onto Shirley Park Golf Course. Positioned on one of Shirley Hills prime roads with several excellent schools close by. Energy Efficiency Rating E.

WEST WICKHAM 020 8432 7373

Lettings

Orpington £3,000 PCM

Spectacular five/six bedroom detached house situated just 0.3 miles from Orpington Station in the sought after 'Knoll Area'. Arranged over four floors, further benefits include off street parking, garage and flexible living accommodation that will suit the ever changing needs of a modern family. Offered furnished/unfurnished and available now. Energy Efficiency Rating D.

ORPINGTON 01689 661 400

Beckenham £1,500 PCM

Stunning two double bedroom, two bathroom ground floor split level apartment with private balcony. Further benefits include underground parking and well maintained communal gardens. Situated within easy reach of Beckenham High Street with Beckenham Junction (0.6 miles) and Shortlands stations (0.7 miles) also being close by. Energy Efficiency Rating C.

WEST WICKHAM 020 8432 7373

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Keswick Court, Ladywell SE13 £275,000

1 Bed, 1 Recep, 1 Bath

Guide Price £275,000 to £300,000

Offering a superbly convenient location in the heart of the popular Ladywell Village, Kallars are pleased to present this modern one bedroom, purpose built ground floor flat. The well-kept accommodation comprises of a bright, welcoming reception room, a good sized kitchen, one double bedroom and a modern bathroom. Benefits include a delightful communal garden, allocated parking, smart storage options and an entry phone.

Adelaide Avenue, Brockley, SE4 £465,000

2 Bed, 1 Recep, 1 Bath

As sole agents, Kallars are delighted to present this delightful two bedroom flat situated in an imposing end of terrace property, in the sought-after Brockley Conservation Area. The property offers great proportions and a modern feel throughout and comprises of a delightful open plan kitchen and reception room, two double bedrooms, and a good sized bathroom. Benefits include off street parking options, plenty of handy storage spaces and a lovely green communal square to the front of the property which is perfect for entertaining guests during the summer.

Ivydale Road, Nunhead, SE15 £545,000

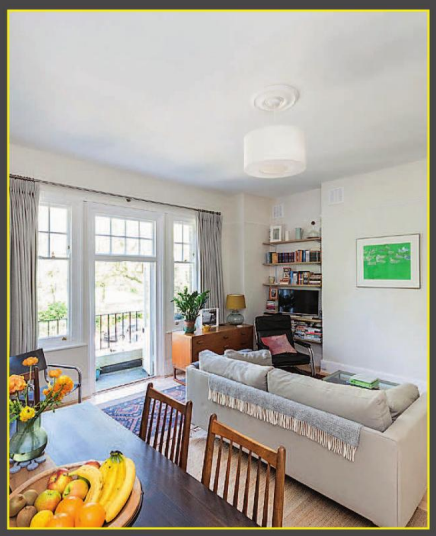
2 Bed, 1 Recep, 1 Bath

Kallars are delighted to offer this super ground floor Victorian conversion flat on the tree lined Ivydale Road. Refurbished to an impeccable standard, this two bedroom flat comprises of a smart open plan kitchen / reception room, a modern bathroom and two double bedrooms. The property also benefits from high end fixtures and fittings throughout, access to a delightful private rear garden and on street parking options.

Lewisham Park, Lewisham, SE13 £499,999

2 Bed, 1 Recep, 1 Bath

Situated on this stunning tree lined road and occupying the first floor of a grand, semi-detached Victorian building; Kallars present this beautiful two double bedroom apartment.



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£1,400,000 Leasehold

Harding House Jerningham Road,SE41

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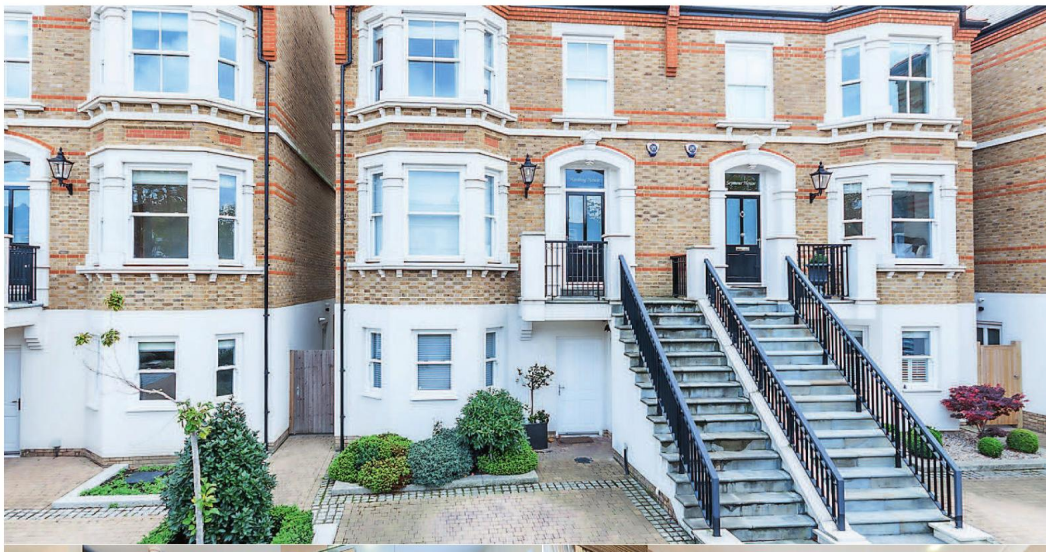
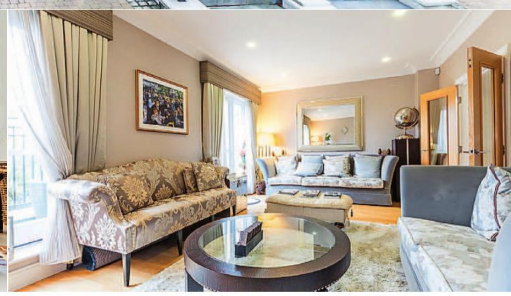
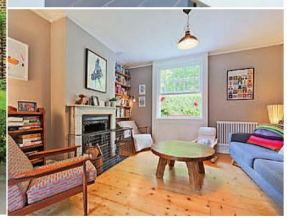
- 5 Bedrooms

A rare opportunity to purchase one of nine houses within a prestigious Victorian style gated development in the heart of the Telegraph Hill conservation area. St. Catherine's Place which was Built in 2012, was created to provide the benefits of modern living with the style and grandeur of a Victorian home.





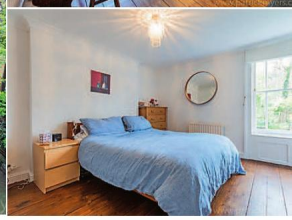


£744,500 Freehold

Upper Brockley Road, SE4

- Two/Three Bedroom House
- Victorian Conversion
- Brockley Conservation Area
- Private 40ft Rear Garden

A charming two/three bedroom period house in the Brockley conservation area situated in the one way part of Upper Brockley Road. The house gives you a feeling of being in a cottage in the heart of Brockley. Brockley and St Johns stations giving great access to central London are within easy distance as well as an array of shops and bars. Hillyfields parkland is also close by.



£565,000 Freehold

Cranfield Road, SE4

- Two/Three Bedroom House
- Conservation Area
- Original Features
- A Beautiful 91ft Garden

Stunning two bedroom ground floor maisonette situated on a sought after street in the heart of the Brockley conservation area. This well-proportioned conversion flat is set within an impressive Victorian building and occupies the entire ground floor.

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SELF CENTRED

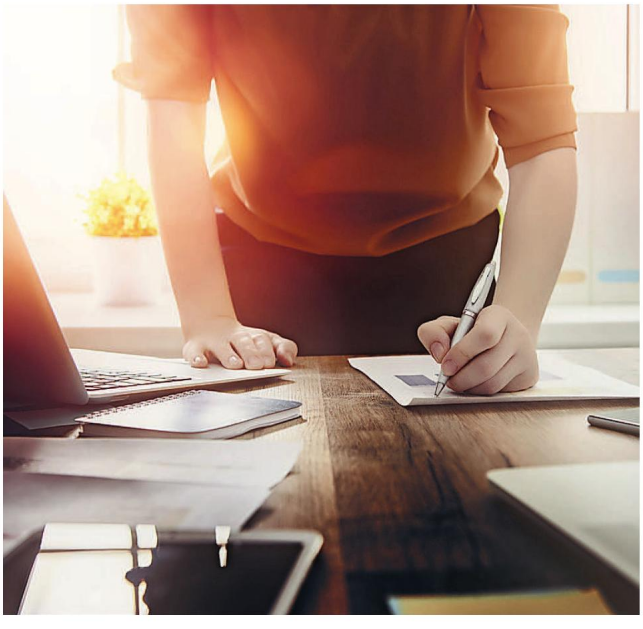
Sterling & Law's Akwasi Duodu on how to cope with being self-employed

Let's take our hats off to everyone who is self-employed. I think it takes real courage to invest your own money in yourself, in a business you believe in, taking a calculated risk, knowing that if it fails, your whole world could come crashing down. Being self-employed is a case of putting your money where your mouth is and should be applauded.

Typically, employed people will look longingly at the self-employed and say things like 'Oh it must be wonderful being your own boss!' or if 'I was self-employed, I'd be on the golf course every Friday'. I mean look at the benefits, surely – you can run your business as you want, see and feel the fruits of your own labour, manage your diary to include leisure time, take time off as and when you want, utilise inspired accounting to pay less tax and, best of all, report to no-one but yourself!

But is being your own boss really that good? How about the fact that most self-employed people don't have a work pension scheme, no sick or holiday pay and tend to have incomes that fluctuate wildly, making planning difficult? If you are self-employed, you may be worried about taking on commitments, especially long term ones, such as buying a home, paying into a pension, savings plan or insurance policy. How do you cope with long term commitments when you don't have a regular income?

Here are five ways to cope:



1: Treat yourself as an employee

This may sound like a paradox as one of the main benefits of being self-employed is not feeling like an employee! Many self-employed people however live on bread and water; investing everything that comes into the business back into the business. This is probably necessary for the first 12 months. If the pattern continues, however, something may be wrong. If affordable, pay yourself what you think you are worth; reward yourself realistically for your efforts and the rest will fall into place.

2: Don't be afraid to take on commitments

You may not want to take on any commitments in your first year of trading whilst the business is on shaky ground. However after the first 12 months, you should be looking at a basic package for yourself similar to that which you would take for granted as an employee. Don't deny yourself. The basics would be sick pay, death benefit for your loved ones and a personal pension.

3: Take a holistic view

Many self-employed business owners are narrow minded and short sighted in their thinking, worrying about the next contract or concerned about what would happen if work dried up. Uncertainty causes fear and fear paralyses so don't allow fear to paralyse your thinking and your ability to plan. The best way to counter fear of the unknown is to build a reserve of three month's income. Think about your likely income for the whole year, not just on a month by month basis. Then plan accordingly.

4: Budget, budget, budget!

Know thy self, know how much you need coming in and understand your expenditure. Many self-employed people bury their heads in the sand and try to bumble along from day to day without really understanding how their cashflow works. Having a clear understanding of your income and expenditure will give you confidence.

5: Believe

Remember why you did this in the first place, revisit your business plan and drive your business forward with guts and determination. Never take anything for granted and be prepared to do whatever you have to. Most of all, believe in yourself. Being self-employed is a case in point of putting your money where your mouth is. Round of applause for you! r

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Archery Road, SE9 £600,000 Asking Price

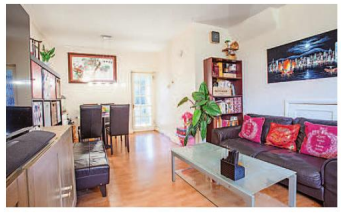
A beautifully presented 4 bedroom house ideally located for Eltham Station and High Street. Master bedroom with en-suite and walk-in wardrobe, two receptions plus conservatory and large garden. EPC - D

Eltham Sales 020 8859 9600

Catford Hill, SE6 £825,000 Asking price

Description: A substantial three storey Victorian house located in a prime position for access to Catford Station. Six bedrooms. Through lounge, kitchen dining room. Workshop in garden. Driveway via security gates EPC Rating - E

Contact Scott Fletcher on 0208 698 1234



Alwold Crescent, SE12 £375,000 Asking price

This three bedroom extended terraced house in a popular residential area that is well placed for Lee station, bus routes and local shops. Large lounge/dinner, extended kitchen, Bathroom, Three bedrooms, master en-suite, Garden to the front and rear. EPC Rating - TBC

Contact Dan Catley on 0208 297 8777

Eltham Road, SE9 £1750 pcm Rent

Description: Stunning & Spacious Family Home Within a Great Area of Eltham. Property Consists of Two Reception Rooms, Modern Kitchen Diner, Three Double Bedrooms, Family Bathroom, Utility Room, Study, Rear Garden EPC Rating - E

Contact South London Lettings on 0208 698 1234

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New Cross Road, SE14

£400,000

EPC Rating - D

Contact Ben Small on 020 7647 7711

A fantastic opportunity to acquire this impressive period conversion flat quietly set in the ever desirable SE14 location. The house was built c.1852, has Grade II listing and is one of three in a mini - terrace. Commuters can walk to New Cross Gate and Queens Road stations in under 10 minutes.

Valuations | Sales | Mortgages | Conveyancing | Lettings

Woolstone Rd SE23

£775,000

Completely refurbished throughout, this superb, 4 bedroom house has been extended upwards and outwards.

EPC D

Salehurst Rd SE4 £770,000

This fantastic, 3 bedroom period house boasts an extended kitchen.

EPC D

Chudleigh Rd SE4 £750,000

A substantial, 3 bedroom Victorian house close to Ladywell station.

EPC D

Cranbrook Rd SE8 £750,000

An attractive, 3 bedroom period house with 2 bathrooms.

EPC D

Cliffview Rd SE13 £695,000 OIEO

Backing onto Hilly Fields is this superb, 3 bedroom semi-detached house.

EPC D

Eddystone Rd SE4 £550,000 OIEO

This well-appointed, 2 bedroom house would make an ideal starter home.

EPC D

Honor Oak SE23 £500,000 OIEO

This lovely, 3 bedroom maisonette offers ample living space.

EPC D

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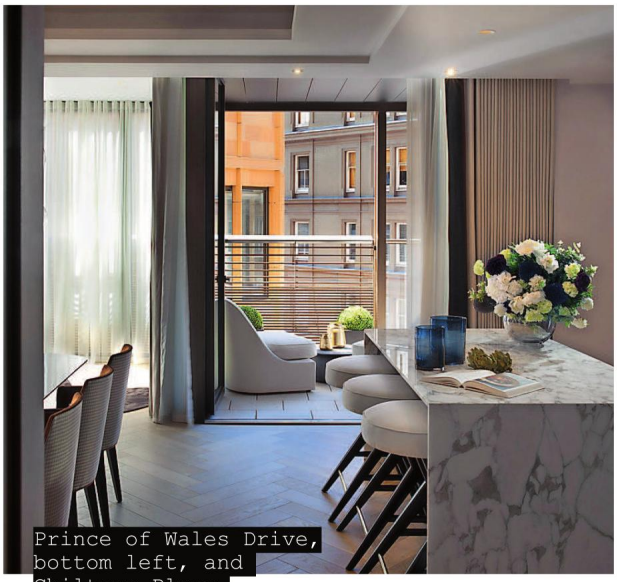
On the RIGHT TRACK

Much anticipated rail and tube extensions will make living in the capital easier

Words FIONA BRANDHORST

Crossrail's arrival is just now over a year away, yet savvy investors and owner-occupiers have been buying in locations up and down the Elizabeth Line in anticipation of price growth since construction began in 2009. David Fell, Research Analyst at Hamptons International, says as the prospect of the new service starts getting close to reality, owner-occupiers buyers have increasingly been taking the place of investors. 'The effect of Crossrail has pushed up prices and attracted investment into areas along the route,' he adds.

From the Docklands to central London, developers have been busy creating some of London's most cutting edge homes often with eye-catching views of the capital, yet as the Elizabeth Line follows existing stations along its route, iconic period property is also benefiting from its connectivity.



Prince of Wales Drive, bottom left, and Chiltern Place

A two bedroom apartment within a stunning stucco fronted period building on Cleveland Square and minutes from Paddington Station is being marketed by KFH for £1.385m. There's a share of the freehold and use of the private gardens at the centre of the square. Cycle parking, a communal roof terrace as well as a private balcony leading from the bedroom and living room is available with a one bedroom apartment at Paddington Exchange for £875,000 through Hamptons International.

Chiltern Place provides an

opportunity to live in the highest new building in Marylebone, a short walk to both Paddington and Bond Street Stations. Prices start from £1.95m for a one bedroom apartment through Knight Frank and Savills.

Located just three minutes from Custom House DLR station, where Liverpool Street will be ten minutes away and Heathrow 45 minutes on the Elizabeth Line, Mount Anvil's Royal Docks West offers 105 studio, one, two and three-bedroom homes. The kitchen and living areas have full-height windows, maximizing the light and the spectacular waterside views.

Jon Hall, Sales Director Mount Anvil, comments: 'The range of sporting facilities and lifestyle amenities and the proximity to London's financial and business centres will make this one of London's most popular neighbourhoods.' Prices start from £465,000 for a one-bedroom apartment and completions are scheduled from late 2018.

Bellway's Turnberry Quay, a new 12-storey Dockside development, will be moments from Crossrail at Canary Wharf. Prices start from £759,995 for a two bedroom apartment. Goodman's Fields, Berkeley Homes Aldgate development, is served by Whitechapel Station on the new line. Residents can enjoy a health club with a heated indoor swimming pool and spa, gym with dedicated spin studio, a private screening room, a business lounge and 24-hour concierge. A Curzon Cinema has also just opened nearby. Prices at Neroli House at Goodman's Fields start at £735,000 for a studio apartment through Knight Frank and JLL with completions at the end of 2019.

South of the river, tunnelling for the £1.2bn Northern Line extension has now begun, connecting the tube line to Battersea and is the first major expansion of the Underground since the Jubilee line in the 1990s. Two new stations in Nine Elms and Battersea Power Station are due to open in 2020.

The Residence at Nine Elms comprising one, two and three bedroom apartments will be minutes away from the new Nine Elms Station. Prices start at £611,000 for a one-bedroom apartment. St William has unveiled a new collection of apartments at its flagship Battersea development, Prince of Wales Drive, drawing inspiration from the 19th Century gasholders that once stood on site. The 72 one, two and three-bedroom apartments feature open-plan living spaces and a covered outdoor terrace or balcony, many of which offer unrivalled views of Battersea Park and Battersea Power Station. ■

WOOSTER & STOCK

Grove Park | SE5 OIEO £700,000

How lovely is this huge Edwardian two bedroom flat? Find it sprawling over 800 square feet on the second floor of a handsome period red bricked semi-detached charmer. The flat supplies unbeatably spacious living areas and a tasteful finish throughout, including double glazed hardwood sash windows. The rear garden is private and generous (you have the back section) and there's a decent amount of fitted storage to boot.

Fenwick Road | SE15 OIEO £650,000

Outstanding two bed garden apartment on desirable street. This ravishing apartment is sure to bowl you over. Such a quality finish too, with a fresh, contemporary feel and a wonderful rear extension.

Crystal Palace Park Road | SE26 OIEO £450,000

This excellent two bedder enjoys a generous interior and leafy mature setting only a moment's amble from Crystal Palace Park. Originally built as serviced apartments for retired senior military officers, it has two large and light double bedrooms, a big reception, a charming fitted eat-in kitchen, bathroom with separate wc plus off street parking to the front and access to a shared bike shed.

WOOSTER & STOCK

Camberwell Grove | SE5

OIEO £1,250,000

This very charming terrace has three bedrooms, a serene bathroom, spacious reception areas and a pretty rear garden. It sits towards the bottom of sought-after Camberwell Grove, near Camberwell Church Street and St Giles Church.

Flaxman Road | SE15

OIEO £625, 000

This light and lovely two bed flat occupies the upper and lower ground floors of a smart Victorian property on a quiet Camberwell road just a stone's throw from good transport links at Loughborough Junction. It is incredibly attractive inside and has two bedrooms, a sizable reception room, kitchen/dining room, bathroom, two access points and a good bit of private garden.

Longton Avenue | SE26

OIEO £650,000

Sitting directly opposite the entrance to Sydenham Wells Park is this large, semi-detached house, built between the wars. It's a truly loved family home and Longton Avenue itself is a beautiful, wide, tree-lined road set within close proximity to good schools, green spaces and transport links.

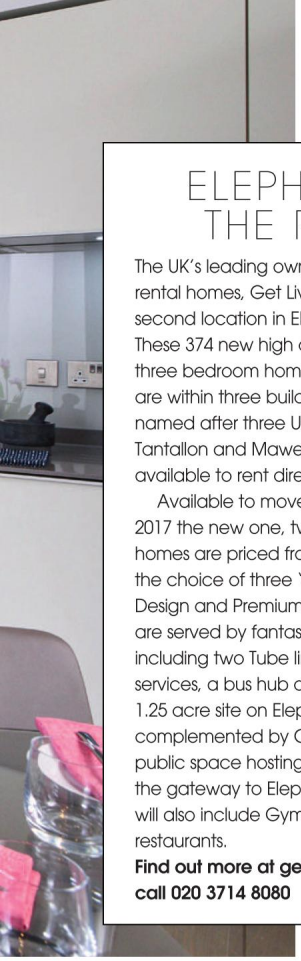
PROPERTY *NEWS*

The latest from across the London market

Mini highlights

The London Design Festival always throws up intriguing projects and this year the Oxo Tower was playing host to just that. MINI LIVING is a long-term research project by Mini that explores the future of urban habitats based on creative use of space through innovative design, the principle of which made the Mini brand so famous since 1959. This year, the MINI LIVING team has designed a micro-house, 'URBAN CABIN', as a research space for relevant urban needs and local identities in London. URBAN CABIN consists of a clever module reflecting its environment and featuring distinct London characteristics created by local architect Sam Jacob. Unique features include a shared kitchen and a micro-library where visitors to the space can share and swap literature that focuses on the history of living in London ranging from classic literature such as Dickens, Keats and Shakespeare as well as design bestsellers.

For other highlights visit londondesignfestival.com



ELEPHANT IN THE ROOM

The UK's leading owner operator of private rental homes, Get Living, has announced its second location in Elephant and Castle. These 374 new high quality one, two and three bedroom homes on Elephant Road are within three buildings appropriately named after three UK castles; Raglan, Tantallon and Mawes – all of which will be available to rent directly from Get Living.

Available to move in to from September 2017 the new one, two and three bedroom homes are priced from £410 per week with the choice of three 'collections'; Signature, Design and Premium. The Zone One homes are served by fantastic public transport links, including two Tube lines, National Rail train services, a bus hub and cycle routes. The 1.25 acre site on Elephant Road is complemented by Castle Square, a new public space hosting a weekly market and the gateway to Elephant Park. Retail space will also include Gymbox and five new restaurants.

Find out more at getlivinglondon.com or call 020 3714 8080

PULL UP A PEW

St Georges Church located in Brentford, west London, is being converted by IDM Properties to offer a collection of unique homes within this architecturally significant building. St Georges Church was built in 1887 by the notable architect A W Blomfield, who designed The Royal College of Music and restored the spire of Salisbury Cathedral.

The development now comprises an exclusive collection of just 20 two and three bedroom apartments over five floors ranging in size from 892 sq ft to 1,814 sq ft within the original church building. The interiors of the properties have been skilfully created to combine original features including the distinctive arched windows, stained glass light boxes, double height vaulted ceilings, original columns and detailed brickwork with high quality contemporary design. Each apartment boasts plenty of light and space, large windows and a flexible open-plan layout. With a minimum of two bedrooms, this development is ideal for young professionals and families. Spread over five floors, the development boasts 17 apartments with two duplex apartments and one stunning triplex apartment. These apartments on the upper floors incorporate the original features of this church conversion including beams and turrets accessed via spiral staircases, making these some of the most unique homes available in the area.

For more information visit idmproperties.com or call 020 7613 6561

Nine lives

Belmont at the new Nine Elms development comprises 255 premium, private residences located over 36 light-filled floors and is inspired by current and historic American buildings, such as 40 Bond Street in NYC, The Tribune Tower in Chicago and The Eastern Columbia Building in Los Angeles. The building will feature a striking ceramic façade that makes a statement in an area filled with glass and steel towers and will set a new standard for quality and craftsmanship in the area. Created by Studio L, Belmont will feature loungy yet vibrant interior design, with real warmth and distinctive character, which is a backlash to the minimalist and cold interiors that the majority of prime residential developments in London seem to offer. Belmont mirrors a high quality hotel with a unique boutique feel and is leading the way in the world of prime residential developments, offering a completely new take on high-end residential interiors.

Find out more at alchemigroup.com/projects/belmont

Devonshire Road, Forest Hill, SE23 3TH

£1,050,000 Freehold

182 sq. metres (1957 sq.ft). This impressive five bedroom Victorian freehold house has two separate reception rooms with period features including fireplaces. There is an extended open plan family kitchen/dining room leading directly to the private rear garden. This is an original five bedroom house but we are aware next door has extended into the loft space. There is a large bathroom to the first floor and a large basement room. Forest Hill and Honor Oak Park offer 12 minute journey to London Bridge and the excellent London Overground. Honor Oak Park offer a wide selection of shopping, caf"É© bars and restaurants. The popular Fairlawn primary school is within 12 minute walk. EPC = E

OnTheMarket.com

Bloom Grove, West Norwood, SE27 0HZ

£315,000 Leasehold

PROPERTY IN .com

37.16 sq. metres (400 sq. ft.) Beautifully presented to a high standard, this compact lower ground floor one bedroom flat is located right in the heart of West Norwood. The property benefits from engineered oak flooring throughout with underfloor heating to the lounge, a feature period fireplace and double doors leading you through to a private patio area. The bedroom has fitted wardrobes, sash window and an en-suite modern shower room. A fully fitted kitchen with oven, hob and washing machine is located to the rear along with a separate toilet. Within a short walk of West Norwood BR station offering journey's to London Bridge and London Victoria 29/21 minutes, or Tulse Hill BR to London Victoria 26 minutes. Leasehold.

020 8693 8000

133 Lordship Lane Dulwich SE22 8HX

info@propertyin.com www.propertyin.com

Barry Road, Dulwich, SE22 0HU

£1450pcm

Well presented two bedroom first floor conversion flat with fitted kitchen which includes integrated fridge/freezer, washing machine, tumble dryer and fitted oven, hob & extractor. There is a large modern bathroom with shower. The lounge/diner is to the centre of the flat. The flat has double-glazing with new blinds to the windows. Set within easy reach of local shops, Lordship Lane is within 10 minutes walk. East Dulwich or Peckham Rye BR stations are both within walking distance. Unfurnished.

OnTheMarket.com

Lordship Lane, Dulwich, SE22 8LR

£1800pcm

PROPERTY IN .com

68.75 sq. metres (740 sq. ft.) Recently refurbished to a very high standard. Two bed ground floor Victorian conversion garden flat. The property comprises, lounge to front, two double bedrooms, newly fitted kitchen and appliances and modern bathroom. The flat has direct access to the private garden from both bedrooms and kitchen. There is also a cellar for storage. Lordship Lanes amenities are a stones throw away. East and North Dulwich train stations are a 15 minute walk away providing links to London Bridge, 12 minute journey. Unfurnished.

020 8693 8000

133 Lordship Lane Dulwich SE22 8HX

info@propertyin.com www.propertyin.com

TAMER ALCICI, PARTNER CONRAN ESTATES

How the immediacy of life ensures the property market continues to be eventful

I think it's safe to say that, so far, the local property market in 2017 has been a mixed bag and this is unlikely to change soon! The 'immediacy of life' these days means that the market can change from any one week to the next and this can make the challenges of selling, buying, letting or renting your home somewhat challenging. However, despite this, the general strength of the Greenwich market seems to underpin the amount of property transactions for both sales and lettings with prices remaining stable.

We live on a beautiful small island that is incredibly desirable for all kinds of people, from all four corners of the earth, as a place to call their home. Greenwich is a leading light in the UK and one of the most vibrant, interesting, historic, and also peaceful places to live. This means that, whilst we go from running around not being able to catch our breath in the office to then having a period which is quieter allowing us to catch up on those outstanding jobs, the property market continues to tick along nicely.

To add to these changes in the market is the recent surge of DIY estate agents such as Purplebricks or YOPA. This has changed the approach many 'traditional' agents have taken to their daily business and, for the most part, for the better. Whether you are happy to transact and progress the sale yourself or would like to use the service of a high street, traditional agent, it is vital to choose the right agent for you.

A positive change that the 'immediacy of life' gives us is the ability to search for reviews of whatever business/product we are interested in. In the same way that you would review a hotel room on TripAdvisor, you can now review your estate agent. Simply click on AllAgents.co.uk and find the agent for you.

If you are interested in speaking to your local property experts, get in touch with us and we can arrange a meeting, or simply pop into one of our offices for a cup of coffee and a chat. r

BLACKHEATH HILL SE10

Offers In Excess Of £470,000

Situated at the brow of Blackheath Hill backing on to open woodland at The Point and adjacent to Blackheath Common, this is a beautifully refurbished and spacious two double bedroom first floor conversion flat, one of just three within this attractive detached Grade II listed Georgian period house.

With high specification throughout there is a newly fitted bathroom, dual aspect open plan kitchen/living room with fitted appliances, use of a large communal garden with direct access to The Point and is sold with the benefit of no onward chain, there is also a long lease. An added bonus is a short walk down Point Hill will take you to the bijoux local shops on Royal Hill such as Drings the butchers, The Creaky Shed Greengrocers, cheese shop and fishmongers. Greenwich DLR and mainline stations are a little further as is Greenwich Royal Park.

0800 689 3172; conranestates.co.uk

pickwick estates

DUNSTAN'S ROAD, LONDON SE22 0HD

£699,950

New to the market this amazing split level maisonette in a very sought after road in central East Dulwich. The property is light and bright and neutrally decorated throughout. There are three double bedrooms plus a further single/study room and two bathrooms plus a handy utility room. The kitchen is exceptionally large and could be used as a kitchen reception room if you wish to and leads down to a very secluded garden. Ideally located for shops bars and restaurants great transport links and walking distance to a very sought after primary school. Long lease and low maintenance charge.

BENSON ROAD

£1.45M

A fine example of a stunning detached 4 bedroom + study, double fronted, Victorian family home in this quiet and desirable location. Having been lovingly maintained through the years by its current owners this house is a must view! It has a grand double fronted facade, with large sash windows and raised steps leading to an imposing front door. Off of the large central hallway are three reception rooms all of which still maintain many period features such as cornicing, stripped wooden floors and working fireplaces. To the rear of the house is a fantastic rear extension giving this house plenty of entertaining space. Upstairs are 4 large double bedroom, the master with and en-suite and a further family bathroom. The landscaped garden is approximately 108ft long and 34ft wide with flower beds surrounding a well maintained lawn and a patio area perfect for al fresco entertainment. There is also planning permission to convert the loft.

Benson Road is one of the area's finest tree lined streets, with stunning views over the Kent countryside and within close proximity of an 'Outstanding' Ofstead primary school, Horniman Museum and gardens and Forest Hill station (Over ground and National Rail to London Bridge).

Dulwich 8 Woodwarde Road I Dulwich Village I London I SE22 8UJ
Honor Oak 47 Honor Oak Park I Honor Oak I London I SE23 1EA

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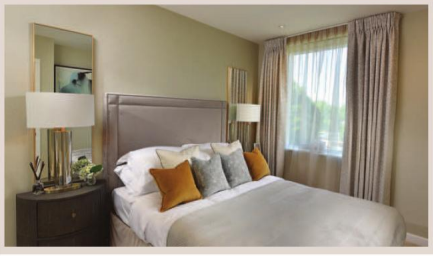
KIDBROOKE VILLAGE
ROYAL BOROUGH OF GREENWICH
SE3



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Sales & Marketing Suite open daily 10am to 6pm (Thursdays until 8pm). Wallace Court, 40 Tizzard Grove, London SE3 9FD.
Lifestyle photography and photography of the Showhome at Kidbrooke Village are indicative only. Prices and information correct at time of going to press.

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YORKLETTS — £525,000

Prestigious New Development
- Last Three Remaining
- One Four Bedroom Detached
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- High Specification Throughout
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ASH — £699,950

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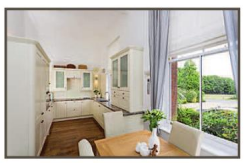
- Park-Like Grounds Of Over An Acre
- Beautifully Planted & Well Established Gardens
- Picturesque Stream With A Duck House
- Detached Garage & Outbuildings
- Surrounded By Wonderful Countryside
- EPC Rating F



CHARTHAM — £425,000

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- Lovely Communal Gardens & Conservatory
- Open Views Over Village Green
- EPC Rating D

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Waller Road SE14
Superb five bedroom Victorian house located in the sought after Telegraph Hill conservation area with it's farmers market, attractive park, excellent schools and transport links. EPC E.
£1,250,000
New Cross 020 7732 7777

Westcombe Hill SE3
Recently renovated and beautifully presented four bedroom terraced house situated close to Westcombe Park stations, popular schools and Blackheath Royal Standard. EPC E.
£900,000
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Brockley	020 3906 1925
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PETER JAMES

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Chudleigh Road SE4
Tastefully decorated throughout with three bedrooms, two receptions, utility room, cloakroom, modern bathroom, garage and a beautiful rear garden. EPC E.

£725,000
Brockley 020 3906 1925

Brightfield Road SE12
Recently refurbished three bedroom, Victorian end of terrace on a sought after road in Lee and backing onto Manor House gardens. This stunning property offers spacious accommodation throughout. EPC E.
£775,000
Lee 020 8318 2555

Swallowfield Road SE7

Three Bedrooms · One Bathroom
One Reception · EPC Rating E

£1,850 PCM
Blackheath 020 8858 2555

Lee Park SE3

Three Bedrooms · One Bathroom
One Reception · EPC Rating D

£1.900 PCM
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Barlborough Street SE14

Four Bedrooms · One Bathroom
One Reception · EPC Rating D

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East Dulwich | Forest Hill | Kent

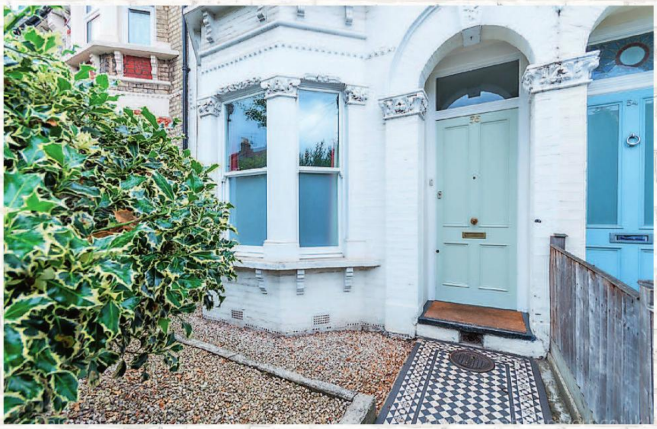
Daisy
lets & sales

ASTBURY ROAD SE15 £405,000

Beautiful one double bedroom first floor Victorian conversion flat with rear balcony completely renovated in 2014 with new kitchen, bathroom, central heating (with Zhender school style radiators throughout) & wiring. The property is fully soundproofed and benefits from double glazing throughout. Located only a short walk from Queens Road station in Peckham SE15.

HURSTBOURNE ROAD SE23 £474,950

Gorgeous one double, one single bed period flat located on the top floor of an elegant Victorian property. The roomy hallway has funky stainless steel banisters and stripped wood posts and the kitchen is large enough for a table and chairs.



ADYS ROAD SE15 £3000 PCM

A fantastic four double bedroom terraced Victorian family house in a popular residential road off Goose Green. The property is presented in pristine condition and has an impressive kitchen/ breakfast room with a secluded rear garden, modern bathrooms and wood burning stove in the reception.

DUNSTANS ROAD SE22 £1925 PCM

A spectacularly-large three bedroom first-floor maisonette in a prime residential road in East Dulwich. The property is presented in excellent condition with feature wallpaper in the reception and a modern high gloss red kitchen with integrate appliances.

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www.daisylets.uk

Battersea Reach is an award-winning development situated on the banks of the River Thames. With excellent transport links into the City and a host of on-site facilities and amenities this thriving community is the perfect place to enjoy London riverside living.

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Our vision

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St George

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Camberwell Grove, SE5

£1,800,000

Fairy-tale 5 bed, 3 reception Georgian beauty crammed with truly rare original features. The house is entirely curved at the rear, has 4 floors, an 83ft garden, measures almost 2600 square feet and is on the area's best street.

For sales call Felicity, Stacy, Elaine or Wallace

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DERWENT GROVE, SE22 £1,200,000

Truly delightful 4-double bed semi in a supremely favourable spot. Basement kitchen/diner, 2 double receptions and over 2,100 square feet of space. Near trains/Overground links, schools and Lordship Lane.

UPPER BROCKLEY ROAD, SE4 £615,000

Not only is this apartment large, it has 3 double beds, a private garden, lovely interior and a share of the freehold. Find it in Brockley Conservation Area, 5-mins' walk to zone 2 trains/Overground and Brockley's centre.

For sales call Felicity, Stacy, Elaine or Wallace

HARVEY & WHEELER

ESTABLISHED LONDON 1855

RED POST HILL SE21

£3,500,000 **Sole Agents**

A substantial six bedroom Edwardian detached house on an imposing corner plot with walled garden and detached garage, conveniently situated at the junction of Red Post Hill and East Dulwich Grove for the transport, schools and amenities of Dulwich Village. The property has been extended to provide generous accommodation totalling approximately 4,949 sq ft (460 sq m) GIA and refurbished with high specification fittings including limestone entrance hall, oak flooring to all reception rooms & bedrooms and Italian fitted furniture to the main bedrooms. EPC Rating (C)

GALLERY ROAD SE21

Owners Agents

A quite unique property set on the edge of Belair Park, originally the stables and servants accommodation for Belair House. This property requires considerable improvement and extensive building work and is, partially, Grade II listed. The property has been considerably extended on the ground floor. There are 7 bedrooms, en Suite dressing room, 3 bathrooms en suite, 4 shower rooms/ WCs, separate WC, 2 large reception rooms, kitchen/family room, basement, separate detached lodge and a large south facing garden. EPC Rating (C)

CRESCENT WOOD ROAD SE26

£650,000 **Sole Agents**

A rare opportunity to acquire this cottage offering 2 bedrooms, one bathroom and a further en suite shower room of which forms part of a detached coach house in the grounds of this Victorian Mansion house. The property has its own private entrance, with off street parking, plus well maintained communal gardens, which backs onto Sydenham Woods Nature Reserve. The property requires some minor updating to create a charming home. There is no onward chain. Leasehold. EPC Rating (F)

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HARVEY & WHEELER

ESTABLISHED LONDON 1855

Sole Agents

FRANK DIXON WAY SE21

A detached double fronted house built in the Georgian style and one of the more attractive houses in the area. The house occupies an excellent position in this much sought after private road off College Road with a south west facing garden. Frank Dixon is superbly located for Dulwich College, all the amenities of the village and convenient for JAGS and Alleyns. With a current GIA of 1,408 sq ft (130.8 sq m) including the garage, this house would benefit from refurbishment and modernisation. EPC Rating (F)

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TW18

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- Landmark location within a few minutes' walk of the town centre shops and restaurants
- 4 minute walk to Staines railway station, where services to London Waterloo take approximately 35 minutes
- Stunning, highly specified interiors with a private balcony or terrace
- Fantastic range of residents' facilities includes concierge, gym, private courtyard garden and parking

One bedrooms from £359,950
Two bedrooms from £424,950

To make an appointment call 0333 666 0107

The Sales Suite and stunning two bedroom Show Apartment, High Street, Staines-upon-Thames, TW18 4BY, open daily.

0333 666 0107 **www.londonsquare.co.uk**

WINNER WhatHouse? AWARDS 2016

Exterior computer generated image depicts London Square Staines upon Thames and is indicative only. Photography depicts the two bedroom Show Apartment at London Square Staines upon Thames and is indicative only. Secure basement car parking by negotiation to selected apartments. Distances and travel times: Google Maps & National Rail. Details and prices are correct at time of going to press. July 2017.

LONDON SQUARE

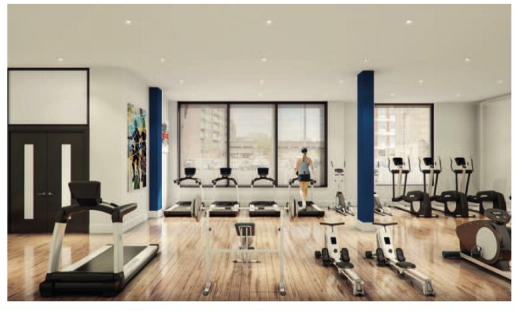
STAINES UPON THAMES

TW18

Take a fresh look at Staines-upon-Thames

Staines-upon-Thames has a Waitrose, a Vue cinema, quality restaurants and a tranquil stretch of riverside.

Stylish 1, 2 and 3 bedroom apartments from £359,950



All this at London Square Staines upon Thames.

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Computer generated images depict the exterior and gym at London Square Staines upon Thames and are indicative only. Photography depicts the two bedroom Show Apartment at London Square Staines upon Thames and is indicative only. Distances and travel times: Google Maps & National Rail. Details and prices are correct at time of going to press. September 2017.

Landlords: Are You Ready for This?

Come the 1st October neighbouring Royal Borough of Greenwich is bringing in a form of Landlord licencing which seems to be "under the radar" of most landlords. Under The Housing Act 2004 the government gives each council (including Lewisham and Southwark) the power to introduce such legislation locally!

Under this scheme, If you are renting your Greenwich investment property to three or more unrelated individuals then your property will be classed as an HMO and you will need to pay a licence fee to the council and, with the licence, each landlord will have to follow a set of conditions they MUST adhere to. THIS WILL OPERATE IN THE WHOLE OF GREENWICH BOROUGH.

The fees will be £377 per habitable room (i.e bedroom) but there is an "early bird" discount and it is even cheaper if you use a regulated agent – such as Conran Estates who are ARLA regulated! Each licence is for a five-year term. The owner is wholly responsible to obtain a licence (not the managing agent) and it will be a criminal offense for non-complianace.

An example would be, if you rent your two-bedroom flat to a couple and their friend, this is classed by the council, as an HMO and you will need a licence and further stringent conditions will need to be adhered to!

I would question if this is the first step to a full licencing scheme which is what Croydon Council have done in recent times. Who knows, only time will tell! The big question is will Lewisham and Southwark introduce the same – after all, it is a great way to bring in cash to each council. I would say be prepared as it has hit Greenwich Landlords by surprise!!!

Conran Estates really understand Property and if you want a free assessment whether you are looking for a new management company, embarking on your first rental property or just for some straight-forward and friendly advice then do contact us or email at: hello@conranestates.co.uk – we are only too pleased to help!

We really are a friendly bunch!

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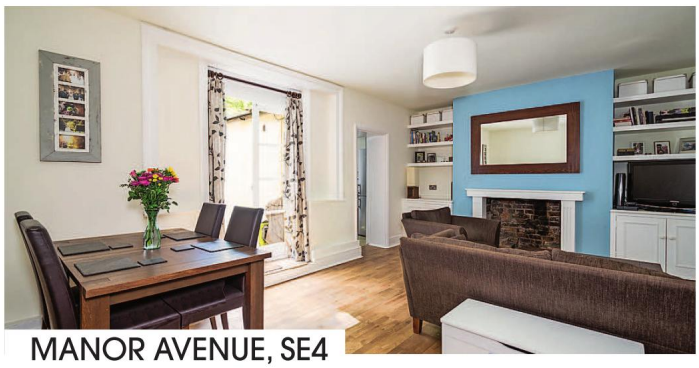

MANOR AVENUE, SE4

GUIDE PRICE £550,000 TO £600,000

Two double bedroom ground floor garden apartment with private front door in the Brockley Conservation Area.
EPC = D

KEMBLE ROAD, SE23

GUIDE PRICE £700,000 TO £750,000

Great size Edwardian home, 60' West facing garden, four double bedrooms, 30' double reception and two bathrooms.
EPC = C

WICKHAM ROAD SE4

GUIDE PRICE £1,500 PCM

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DRAKEFELL ROAD, SE4

GUIDE PRICE £2,500 PCM

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The home has a lovely period feel with the high ceilings, sash windows, feature fireplaces and a wood burner in the dining room.

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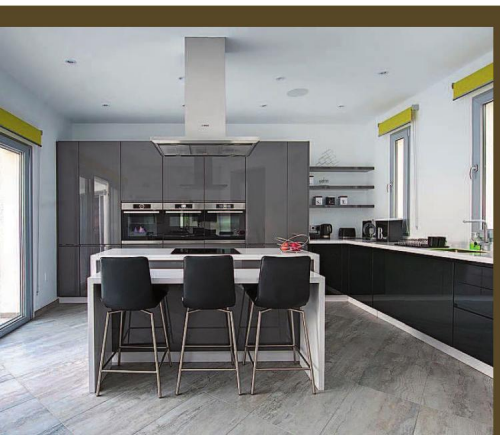

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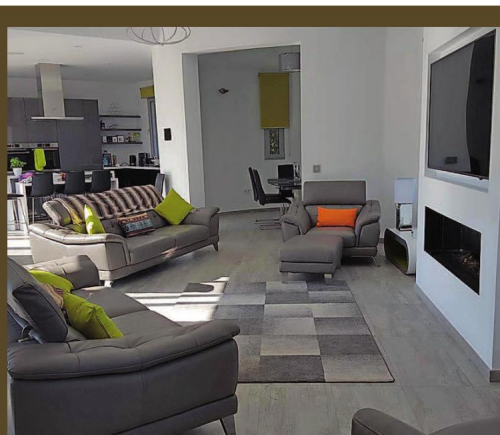

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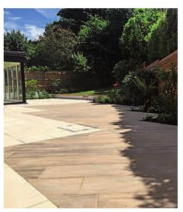

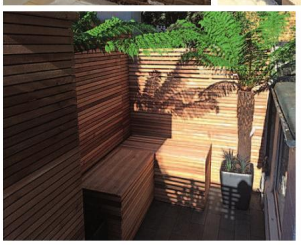

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